



Tiny House Building Checklist

On this page I will outline the major steps that I have taken to build my tiny house in order to help others who are building their own. This list offers a high level view of how to build a tiny house, and will help give you an overview of the building process.

Before You Build

Planning

- ☐ Determine your true needs: [Info Here](#)
- ☐ Select site
- ☐ Talk with other tiny house people: [Info Here](#)
- ☐ Create rough floor plan
- ☐ Determine major features
- ☐ Draw up or purchase plans
- ☐ Create budget
- ☐ Address top 5 barriers: [Barriers](#), [Solutions Part I](#), [Solutions Part II](#)
- ☐ Start skill building: [Getting Started Guide](#)

Sourcing

- ☐ Trailer – [My Trailer](#)
- ☐ Windows – [Info Here](#)
- ☐ Lumber
- ☐ Tools – [Basic tools I used](#)
- ☐ Appliances
- ☐ Knowledgeable Friends
- ☐ Professionals

Consider Access

- ☐ Consider when you need to bring in your mattress, appliances, shower stall, toilet, furniture
- ☐ Make sure big things can fit through door or windows!

Construction

Trailer

- ☐ Site Selection
- ☐ Leveling
- ☐ Remove decking – I decided to get a higher weight rated trailer, so I left these on
- ☐ Cut off extras – [More on the Trailer](#)
- ☐ Weld on anchors – [Anchoring the Tiny House](#)

Foundation

- ☐ Build foundation frame – [Framing The Floor](#)
- ☐ Anchor foundation to trailer – [Anchoring the Tiny House](#)
- ☐ Attach metal flashing – [Adding the Deck Flashing](#)
- ☐ Add insulation
- ☐ Add vapor barrier – [Protecting Against Water](#)
- ☐ Install sub floor

Wall Framing

- ☐ Frame walls according to plans
- ☐ Ensure squareness
- ☐ Test fit windows (while lying down)
- ☐ Sheathe while lying down
- ☐ Consider big items that might not fit through door (shower stall, mattress, fridge)
- ☐ Raise walls, square and brace
- ☐ Secure framing to trailer via anchors

Sheathing

- ☐ Measure & plan panel layout
- ☐ Cut all pieces
- ☐ Allow for 1/8" expansion gap between sheets of plywood
- ☐ Test fit
- ☐ Apply glue to all studs
- ☐ Tack in place with a few nails
- ☐ Screw every 3" on edges of panels
- ☐ Screw every 6" into studs covered
- ☐ Ensure you use screws & nails designed for treated wood!
- ☐ After walls are raised, anchor plywood to foundation

Window and Door Rough Openings

- ☐ Double check window dimensions, give a little extra
- ☐ Cut out window holes (Sawz-All or plunge router)
- ☐ Apply house wrap (WRB), Tyvek or Typar
- ☐ Cut house wrap – inverted "Y"
- ☐ Test fit window
- ☐ Flash windows sills – 5 degree angle
- ☐ Install windows & shim
- ☐ Tack with a few screws
- ☐ Test window functionality
- ☐ Secure per manufacture recommendations
- ☐ Flash window - start at bottom work up
- ☐ Leave bottom edge unsealed for water drainage

Roof Framing

- ☐ If building Tumbleweed Cypress, first install loft collar ties and flooring
- ☐ Construct trusses per plans
- ☐ Ensure height stays under 13.5 feet
- ☐ Build headers for rough opening for skylight

Roof Sheathing

- ☐ Plan layout and dimensions
- ☐ Cut boards
- ☐ Glue truss edges
- ☐ Use "H" clips between sheets
- ☐ Secure with ring shank nails and screws

Install Skylights

- ☐ Build frame if using curb mounted
- ☐ No need to frame with deck mounted
- ☐ Test fit skylight
- ☐ Install skylight per directions
- ☐ Flash according to directions

Door(s)

- ☐ Frame door frame
- ☐ Build door or purchase
- ☐ Test fit
- ☐ Shim and secure
- ☐ Consider a temporary plywood door during construction
- ☐ Install door hardware

Siding

- ☐ Tape house wrap seams
- ☐ Install furring strips
- ☐ Paint BOTH sides of siding before installing
- ☐ Hang siding

Outside Trim Work

- ☐ Install fascia boards
- ☐ Install drip edge

Install Roofing

- ☐ Apply ice & water shield
- ☐ Install reflection barrier (need .5" Gap)
- ☐ Install furring strips
- ☐ Install roof per manufacturer's recommendations

Rough Plumbing

- ☐ Plan out drains, inlets, holes in floor, etc.
- ☐ Be sure to check for trailer cross beams under trailer
- ☐ Be sure to account for vents if needed
- ☐ Be sure to account for "P" traps
- ☐ Be sure to account for proper slope so water drains well
- ☐ Consider hiring a professional

Rough Electrical

- ☐ Plan out locations of outlets, lights, fans, sockets, etc.
- ☐ Plan locations for smoke and carbon monoxide alarms
- ☐ Consider your power usage
- ☐ Hiring a professional is highly recommended

Rough Gas Lines

- ☐ Plan out locations needed
- ☐ Hiring a professional is highly recommended

Rough HVAC

- ☐ Plan out locations needed
- ☐ Hiring a professional is highly recommended

Insulate

- ☐ Install insulation
- ☐ Foam in edges
- ☐ Install vapor barrier – 6 millimeter thickness
- ☐ Ensure your materials and fasteners that come in contact with foam are okay (some react)

Install Major Appliances

- ☐ Water heater
- ☐ Fridge (may wait until later)
- ☐ Shower
- ☐ Heater

Flooring

- ☐ Follow directions
- ☐ Cover with durable protection layer

Walls

- ☐ Hang wall panels
- ☐ Trim around lights and edges

Kitchen

- ☐ Plan out locations needed
- ☐ Construct rough frame for cabinets and counter tops
- ☐ Install counter top
- ☐ Drop in stove and connect
- ☐ Drop in sink and connect
- ☐ Build and install cabinet doors
- ☐ Build in shelving

Bathroom

- ☐ Plan out locations needed
- ☐ Finish the shower stall connections
- ☐ Finish bathroom walls
- ☐ Finish bathroom storage
- ☐ Connect toilet (or build composting unit)
- ☐ Install vent (consider having on timer for whole house air exchange)

Sleeping Loft

- ☐ Install any additional storage
- ☐ Wire in lights and outlets
- ☐ Take a nap, you deserve it!

Main Room

- ☐ Finish HVAC
- ☐ Wire lights and outlets
- ☐ Build any built in units
- ☐ Finish storage

Celebrate!

- ☐ Clean the place out
- ☐ Invite awesome friends who helped
- ☐ Sit back and enjoy!

CRACKING THE CODE
A GUIDE TO BUILDING CODES
& ZONING FOR TINY HOUSES



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