



The Ultimate Tiny Pine Home Pre-Build Checklist

Phase 1: Foundation & Financials

Budgeting: Determine your all-in budget (land, build, appliances, permits). Secure financing or confirm savings plan. Create a contingency fund (10-15% of total budget). Get insurance quotes for your future home.

Legalities & Location: Research local zoning laws for minimum square footage. Investigate regulations for homes on wheels (RV) vs. foundations (ADU). Identify potential locations for your home. Consult with the local planning department.

Lifestyle Assessment: List your "must-have" features vs. "nice-to-have". Assess your storage needs realistically. Decide between on-grid and off-grid capabilities. Plan for utility connections (water, septic, electricity).

Phase 2: Design & Builder Selection

Design & Layout: Choose a foundational style (modern, rustic, traditional). Sketch a basic floor plan. Plan for multi-functional furniture. Finalize window placement for maximum light and airflow.

Builder Vetting: Research at least three specialized tiny home builders. Check reviews, testimonials, and past projects. Verify builder's license and insurance. Ask for a detailed quote and construction timeline. Understand the builder's warranty.

Materials & Finishes: Select the type of pine for exterior and interior. Choose insulation material (e.g., spray foam, rigid board). Select windows, roofing, and flooring. Pick appliances, fixtures, and color schemes.

Phase 3: Construction & Move-In

The Build Process: Formally sign the contract with your chosen builder. Obtain all necessary building permits before construction starts. Schedule and pass all required inspections (framing, electrical, plumbing). Prepare the site or foundation for the home's arrival.

Final Steps: Conduct a final walkthrough and create a punch list for the builder. Arrange for utility hookups. Plan your move and downsizing strategy. Receive your Certificate of Occupancy. Move in and enjoy your tiny pine home!