



Pingora 24' Tiny Home Spec Sheet WRS16

Certification	Park Model RV, Built to ANSI 119.5. Certified through Pacific West Associates. Exterior plaque.
Footprint and layout	204 sq. ft. main level. Reverse Loft: Main level sleeping area with lofted living room.
Dimensions	8'6" W x 24' L x 13'6"H.
Build platform	Bumper pull trailer with dual axle. 2 5/16" ball hitch. Chassis constructed with thick gauge steel. All trailers are painted, include trailer brakes, highway lighting, DOT approved.
Framing	2x4 framing. OSB subflooring. Nail plates.
Sheathing	ZIP System water resistant rigid panels on exterior walls and roof.
Roofing	Tuff-Rib metal roof - Galvalume. Low pitch gable roofline.
Insulation	Walls, ceiling, and floor insulated with closed-cell spray foam.
Siding	Textured LP lap siding. Pewter Tankard (SW 0023).
Windows	Marvin Essential double-paned windows., white.
Entry Door	Fiberglass entry door, quarter-lite, classic craftsman, Medium Oak finish. Schlage keyless entry.
Exterior Sconce	LNC Modern Matte Black 1-Light Outdoor Lantern, black.
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. Located directly underneath toilet.
Propane system	Main frame-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, 9,000 BTU. 1 air handler located on loft knee wall. Exterior unit mounted on tongue end of trailer.
Trailer underbelly	Critter barrier underneath trailer. Removable for accessing plumbing lines. All stub outs exposed for easy access.
Loft and Access	10 ft x 8 ft lofted living area with storage stair access. Natural wood railing and wall handrail, stained, Minwax Dark Walnut.
Walls	Painted sheetrock throughout. Alabaster (SW 7008)
Ceilings	Spruce T&G, stained. Minwax Dark Walnut.
Floors	3/4" pre-finished hardwood floors, "Gingersnap."
Lights/Fan	Slim profile LED ceiling lights - black. Hunter 36" black ceiling fan (in living area). Kitchen sconce - Craftmade Emilio 8" Tall Bathroom Sconce with Clear Glass Shade, black.
Sleeping area	Open sleeping area fits a queen size bed.
Kitchen cabinetry	Maple shaker cabinets, painted, Porpoise (SW 7047). Matte black hardware. Stained open shelving above, Minwax Dark Walnut.
Kitchen countertops and sink	Oak butcher block countertops, stained, Dark Walnut. Delta matte black pull-down faucet. Stainless drop-in sink.
Kitchen appliances	Summit 12" 2-burner cooktop, stainless. Stainless hood vent above. 3/4 size stainless Whirlpool 24" fridge with upper freezer.
Laundry connections	Combo washer-dryer hookups only.
Bathroom general	White fiberglass 36" shower pan and surround. Delta shower trim kit, black. Low profile vanity, maple, stained Minwax Dark Walnut, white ceramic rectangular vessel sink. Matte black Delta faucet.
Toilet	Kohler Cimarron gravity flush toilet
Warranty	One year limited warranty on workmanship. Pass through warranties on appliances and certain materials.

TOTAL MODEL PRICE:

\$89,200