

TINY HOUSE

FOR MICRO, TINY, SMALL, AND UNCONVENTIONAL HOUSE ENTHUSIASTS



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FEATURED

Dwell Beyond the Ordinary

The Zook family has been working to bring that dream to reality for those around them for almost 20 years. Read about the evolution of their ideas since 2006.

Compact Life, Scaled Business

Laura Lavoie talks about how her business scaled to her tiny life once she and her partner, Matt, committed to their goals full-time.

Easing the Edges

Tiny house builder, Greg Parham, is back with a second installment. This time he is covering the trailer itself and the insulation. This is a solid piece of insider advice.

Destination RVs - Living Hybrid

The appeal of the destination trailer is for longer-term use, however, they can be used for all seasons.

ARE YOU READY TO DIVE INTO THE TINY LIFE? In this issue of *Tiny House Magazine*, we're sharing some neat stories about people who live in and build these small homes. Let's dig in and explore.



The Zook family has been helping people build tiny houses for almost 20 years! They started back in 2006 and have been making their ideas better and better ever since. Their story shows that big dreams can fit into tiny homes!

Laura and her partner Matt live in a tiny house, but their business has grown big! They focus full-time on their goals and show us that living small doesn't mean thinking small. Their story is all about making big ideas happen in a tiny space.

Greg Parham is a tiny house builder with smart tips! In this issue, he tells us how to make sure your tiny house is strong and warm by building on the right kind of trailer and using good insulation. Greg's advice helps make tiny homes sturdy and cozy!

Did you know there's a way to mix an RV with a tiny house? A destination RV is a trailer you can live in full-time or just use occasionally. It's like having a tiny house where you can take on adventures!

So whether you want to build a tiny house or learn more about how cool they are, this issue has something fun for everyone. Enjoy the stories!

Kent

Kent Griswold, Editor in Chief



DWELL BEYOND THE ORDINARY





What does it mean to “Dwell Beyond The Ordinary”? The Zook family has been working to bring that dream to reality for those around them for almost 20 years. Passionate about enabling people to pursue their dreams, the Zook family started a business of creating homes that are easy, efficient, and stress-free to own, yet are beyond the realm of the ordinary. Their passion for creating a better customer experience in living was the reason they started this journey and still is at the heart of everything they do.

In 2006, **Zook Cabins** began building log cabins, some as small as 650 square feet and some larger than 1200 square feet. Most of these cabins were for hunting cabins, mountain retreats, or rustic living. Over time, they increased to large log homes that boast 2000 square feet of living space.

Several years later, Zook Cabins expanded into modular homes, bringing revolutionary innovation to the industry. This change gave them quite a few more design and creative options to offer to their customers.

By 2016, demand for tiny house living and short-term rentals was skyrocketing and Zooks saw a need for affordable and quality tiny homes. With the growing trend of simple and sustainable living, they began a line of park-model tiny homes to provide customers with a solution.

The Zook family took their experience in building modular log cabins and applied it to the tiny home market, focusing on creating models that are not only beautiful but also practical and easy to set up. The result is a collection of tiny homes that can appeal to anyone looking to buy!

Recently, Zook Cabins collaborated with David Latimer from New Frontier Design to design a modern high-end style tiny home called **The Luna**, bringing together elements of luxury, contemporary design, and traditional features.

At Zook Cabins, tiny living isn’t just something they talk about—it’s something they have lived. Several of their team members throughout the years have embraced the tiny home lifestyle. What’s not to love

about tiny homes? They're a fantastic choice for those wanting to downsize to create a unique, modern space. Tiny homes bring together simplicity and charm in a way that larger homes often can't.

Three models of note and special interest to modern tiny house enthusiasts are [The Nook Family Park Model](#), the [Luna Park Model](#), and the [Cascade Park Model](#).

The Nook Family Park Model from Zook Cabins is all about making the most of a small space while keeping things comfortable and cozy. Because it is able to sleep four people, the Nook Family can do something that many tiny homes cannot: keep families together. With only 255 square feet of room, The Nook makes the most of every inch, featuring a kitchen with everything you need and a comfy living area. This park model combines a warm, natural feel

with modern amenities, showcasing large windows to bring in plenty of light, giving it an open, airy vibe that feels connected to the outdoors.

The Luna Park Model Home from Zook Cabins brings a luxury feel into a tiny home. One of Zook's more spacious park models at 396 square feet, the Luna has an open-concept bedroom, living, and kitchen area to make the space seem large. The large windows give a very close connection to nature. With lots of indirect lighting inside, the vibe of the Luna is warm and inviting, especially at dusk and beyond. Featuring natural products and crisp lines, the Luna Park Model is a great combination of contemporary and traditional design, perfect for a luxury tiny home!

The Cascade Park Model from Zook Cabins takes away traditional limits of how many people can sleep in a tiny home! Featuring two bedrooms and a loft,



The Luna exterior

the Cascade can sleep up to six people in total, giving families a chance to stay together in a tiny home without compromising privacy. Coming in at 396 square feet, the Cascade combines the living area and kitchen area to optimize every part of the house, while still offering a full bathroom to maintain the level of comfort. Using corrugated matte black metal and cedarwood accents, the Cascade offers urban sophistication with this modern exterior design.

At Zook Cabins, the dream for their tiny homes is to make tiny living an enjoyable option for anyone who desires a simpler, more efficient lifestyle. They envision their tiny homes as not just structures but as spaces where people can live sustainably while creating memories that will last forever! As the Zook family says, “Dwell Beyond The Ordinary”!



The Luna interior



The Luna interior





Nook exterior



Nook interior

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I Can't Wait to Feel the Sand

Once upon a time, on the side of a picturesque western North Carolina mountain, there lived a couple named Alex and Michele*. They were proud tiny house dwellers, experts at minimalism, and champions of "living with less." Their tiny home, perched just high enough to give them breathtaking views of the rolling hills, was the perfect retreat from the hustle and bustle of life. But despite their mastery of tiny living, they were about to face their greatest challenge yet: packing for a vacation together!

The morning began like any other, with the sun casting a warm glow over the mountains and the smell of fresh coffee filling their tiny kitchen. Alex and Michele sat at their little breakfast nook, savoring the peace and quiet before the chaos of packing began. As usual, Michele was eager to talk about the upcoming trip—a week-long getaway to a cozy cottage by the beach.

"I can't wait to feel the sand between my toes and hear the waves crashing," she said, a dreamy look in her eyes. "We're going to have so much fun!"

Alex, an admitted workaholic, sipped his coffee and raised a dubious eyebrow. "You're excited now, thinking about the sound of the ocean and the seafood cafes, but do you remember what happened the last time we packed for a trip?"

Michele laughed. "You mean when we tried to bring the portable hammock, the beach umbrella, and every single board game we owned? Yeah, that might have been a bit much."

"A bit?" Alex teased. "We ended up leaving half of it behind because it wouldn't fit in the truck. And don't forget the epic battle with the suitcase."

"Okay, okay, point taken." Michele grinned. "This time, we'll be smart about it. We'll just pack the essentials!"



Alex gave her a knowing look. "Your version of 'essentials' always seems to include things like five pairs of flip-flops and that book you never seem to read."

"Hey, flip-flops are versatile!" Michele protested. "And I *might* read the book this time."

Alex chuckled, shaking this head. "Alright, but let's try to keep it simple this time. Remember, we live in a tiny house. We should be pros at this by now."

"Deal," Michele agreed. "But I'm still bringing the coffee maker. No way I'm surviving a week without good coffee."

With breakfast finished and the dishes quickly washed, the two began the packing process. Michele was full of enthusiasm, already imagining the beach sunsets and hours in the sun while Margaritaville played on the stereo. They started pulling out swimsuits, sunscreen, and—of course—the flip-flops. Meanwhile, Alex focused on the basics: T-shirts, shorts, flip-flops, and his laptop!

But as the pile of "essentials" grew, reality began to set in. The suitcase, though small by design, was no match for the grand ambitions of two tiny house dwellers.

"Okay, maybe we can leave behind the portable coffee maker," Michele said, trying to sound reasonable.

"But how will we survive without our morning coffee ritual?" Alex protested. "And what about the mini-blender? We need our afternoon adult smoothies to drink beachside!"

Michele sighed. "Well, I can't believe I'm going to say this, but maybe we probably don't need the entire collection of board games."

They stared at the overstuffed suitcase, now resembling a tiny house itself—crammed to the brim, with every square inch used.

"Wait," Alex said frantically, suddenly remembering something. "Where's the travel iron? We can't show up to a respectable restaurant looking wrinkled!"

"Forget the iron!" Michele exclaimed. "Pack linen and embrace the wrinkles. It's a vacation, not a fashion show, my love!"

They both laughed at both of their impracticalities. But as the suitcase finally refused to zip shut, the frustration set in.

"This is ridiculous," Alex muttered. "We live in a tiny house! How can we have so much stuff?"

Michele sat on the suitcase, trying to force it closed, while Alex attempted to squish down the bulging sides. They pushed, they shoved, and they even tried the classic "sit-and-zip" maneuver. Finally, with a triumphant click, the suitcase closed... *and promptly burst open again, spewing clothes everywhere!*

They stared at the mess in stunned silence, and then, unable to contain it any longer, they both burst into laughter.

"Maybe we're not as minimalist as we thought," Michele said in between her seemingly spasmodic laughter.

"Or maybe we just need a bigger suitcase," Alex mumbled to himself.

In the end, the couple decided to simplify. They ditched the blender, left all but one pair of flip-flops behind, and compromised on just some UNO

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Michele turned to Alex with a smile. "You know, this is why I love tiny house living."

cards to pass time. They even managed to fit everything into the suitcase—well, almost everything. The portable coffee maker still found its way in.

As they finally zipped up the suitcase and stood triumphantly over their packing victory, Michele turned to Alex with a smile. "You know, this is why I love tiny house living."

"Why? Because it forces us to be practical?" Alex asked.

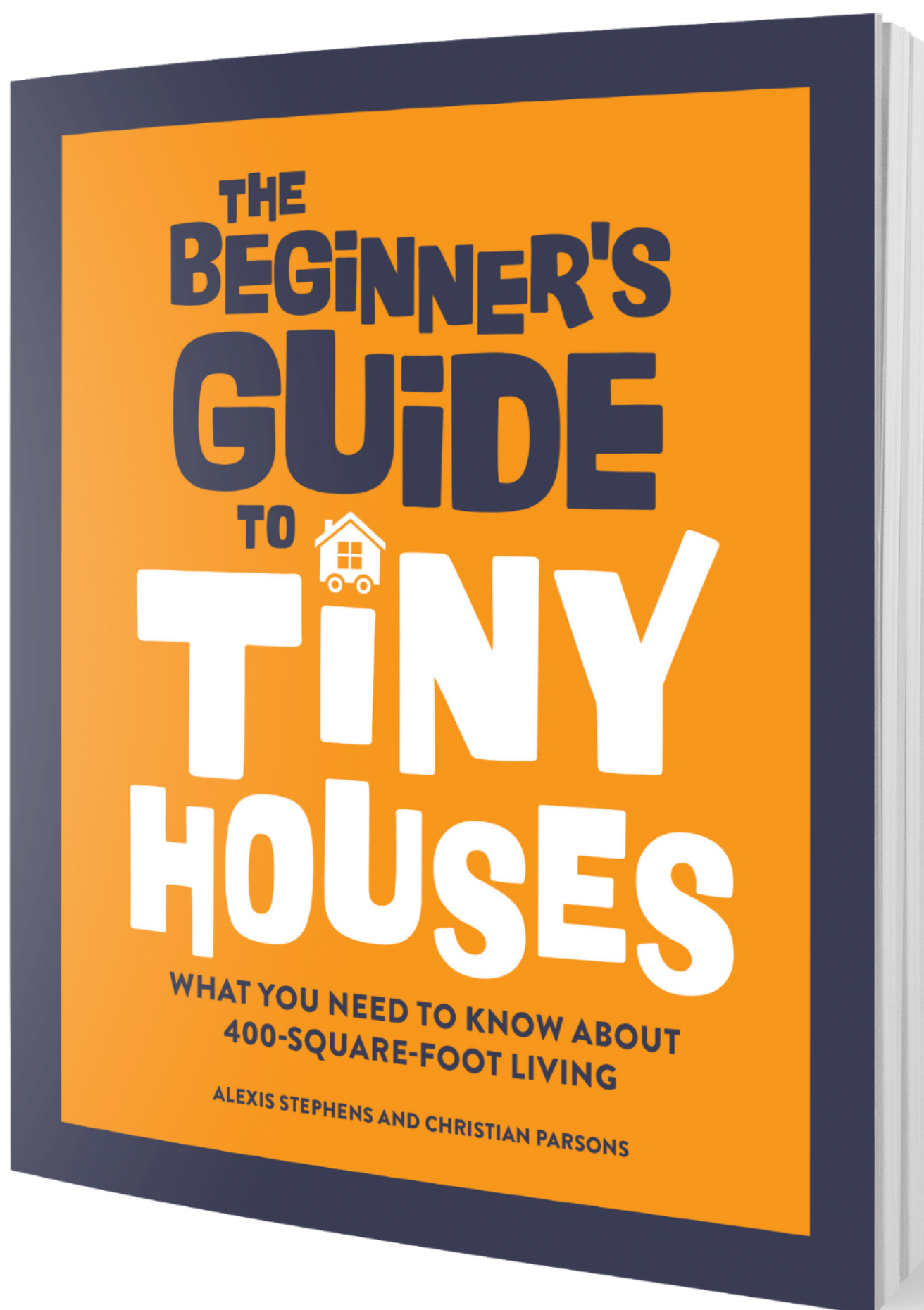
"No," she replied with a chuckle. "Because it reminds us that the best things in life aren't things—they're the memories we make along the way. Like the memory I'm going to make when you try to pick that suitcase up!"

** names in this story have been changed to protect the ridiculous*



"Your thorough guide to tiny house living, full of time-tested advice from legendary tiny house dwellers and travelers."

—Ethan Waldman, host of the Tiny House Lifestyle Podcast



Compact Life, Scaled Business

*Freelancing
from Anywhere*



Written By Laura M. LaVoie

When we started building the tiny house, we each had a mission. Matt wanted to build something with his own hands. I *wanted to quit my corporate job and write full-time. I didn't have any real plan to do that; I just knew I needed to not be in an office anymore.* When the tiny house was done, I put in my notice, and we took our cat and moved into 120 square feet. I worked in the staffing industry and made a few connections, so I began writing blog content for staffing agencies. I still do that today.

Now, twelve years later, I'm still working for myself, and I couldn't have done any of it without scaling back my life and moving into a tiny home. **Here are a few of the things I've learned along the way.**

Keep It Simple

I need a laptop and a reliable internet connection to run my business. Since moving from the tiny house to the small city house, I also have a printer, a dedicated desk, notebooks, pens and pencils, and a planner. But none of those things are necessary; they're luxuries. I love that I consider things that most workplaces issue on your first day "luxuries," but that's the reality.

I am also laser-focused on what I want to do. People have often asked if I want to scale my business to become an agency. That's the big buzzword. You start writing and eventually manage a team of freelance writers. But that's not what I want to do. **I started freelancing because I wanted to write. I left recruiting because I didn't want to manage people.** So, I focus on writing; it's that simple.

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I wanted to quit my corporate job and write full-time. I didn't have any real plan to do that; I just knew I needed to not be in an office anymore.

Always a Hustle

When I first quit and was traveling to tiny house conventions and festivals, speaking about our experience, many people asked me about working for myself. They asked, "How do you make money blogging about your tiny house?" And I laughed because I made no



money blogging about my tiny house. I didn't monetize my tiny home experience; I just used it to showcase my writing.

But freelancing is always a hustle. Even if you have several good anchor clients, you shouldn't assume they will always be there.

Projects come and go, so keeping up that hustle is in your best interest. Network and apply to freelance gigs whenever you can. That's how I've maintained my business for over a decade.

Meet Extroverts

Here's a fun insider tip. I am an introvert. Or, at the very least, I have diagnosed generalized anxiety disorder with a heavy dose of social anxiety. It's hard to network, even though I know I have to. I try to meet extroverts and partner with them wherever I can. Several of my most successful partnerships are with more outgoing people. I can hang behind the

scenes and work my magic while they present themselves to the public.

Being shy and anxious is like a superpower. It helps me be an observer and a listener. I had a client the other day tell me I "nailed" a blog post for them, and those words of affirmation make me very happy. But I might not be in that position without the extrovert on the other side of the work.

Know How to Pivot

Doing this for twelve years means there have been a lot of changes in, well, everything. When I started, I did a lot of low-paying work for places called "Content Mills." They churn and burn writers fast, but I got some valuable experience. Once I felt confident in what I was doing, I could market myself better. Some of the pivoting happened because I wanted it to. I started specializing in staffing and real estate content, which helped me stay focused and set rates according to my

expertise.

Other pivoting was not by choice. The pandemic happened, which sent many things into a tailspin. Some clients canceled, and others paused. Things recovered from that, but now writers face new challenges from AI-enabled writing tools. I've lost a few clients recently because of this. *I had to remind myself that there have been lean times before; there will be prosperous times again.* I recently gained new clients who wanted a fresh approach to content, not computer-generated words.

Just Start

One of the questions I often get is, "How do you get started?" *And my advice is to do some homework, figure out what works best for you, and start writing.* Write for yourself if you don't have any clients. Build a portfolio and start networking online and in your community.

This is the same advice I gave to people who asked about building a tiny house. You can read books on building all you want, but eventually, you need to pick up the hammer and start swinging.

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*Write for
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community.*



Inspired by the allure and majesty of the Scottish Highlands





In 2022, while exploring the breathtaking landscapes of the Scottish Highlands with their family, Doug and Laura Schroeder stumbled upon a gem that would ignite a new chapter in their lives. In the charming

town of Fort Augustus, right on the shores of the legendary Loch Ness, they discovered the Loch Ness Highlands Resort—a charming little community of tiny cottages designed for short-term stays and travelers’ retreats. After a closer look, they knew they had found something truly extraordinary. Already involved in the tiny home industry as the founder of **Timbercraft Tiny Homes**, Mr. Schroeder was immediately inspired. He envisioned bringing this unique blend of charm and comfort back to the United States, and that’s exactly what he did.

Fast forward to today, and that dream has materialized into **Highland Cottages at Lake Guntersville**, a luxury retreat nestled in the mountains of North Alabama. This retreat is not just a place to stay; it’s a sanctuary designed to offer guests a serene escape from the hustle and bustle of everyday life. The Schroeders hope that as guests enter the resort, they feel the same sense of wonder and relaxation that the couple experienced during their time in the Scottish Highlands.

Vision and Values

From the very beginning, Schroeders’ mission has been clear: to build a hospitality brand that transcends borders, offering a consistent and unforgettable experience wherever guests find a

Highland Cottage. The first resort in Alabama is just the start. They are diligently working to expand their brand nationwide and, eventually, globally. They envision a future where Highland Cottages are known as a haven for relaxation, connection, and rejuvenation, no matter the location.

A Unique Offering in a Crowded Market

In a world filled with countless options for travel accommodations, Doug and Laura wanted to create something that stood out. Highland Cottages are not about mass appeal or catering to everyone. Instead, they focus on providing a unique experience tailored specifically for couples.

Understanding that finding time to unwind is more important than ever in today’s fast-paced world, they designed Highland Cottages to be more than just a place to stay. Each Highland Cottage offers a unique blend of luxury and comfort with a touch of adventure. Features such as large decks, outdoor showers, hot tubs, and hammocks make it a perfect place to relax and reconnect with your spouse or partner.

One of the standout features of Highland Cottages is the folding glass front that seamlessly blends indoor comfort with the beauty of the outdoors. This feature, along with carefully curated furnishings, ensures that each stay is both luxurious and memorable. They are proud to offer something





truly different—an experience that invites guests to slow down, reconnect with loved ones, and enjoy the tranquility of nature.

Our Journey So Far and What Lies Ahead

Doug Schroeder's journey into the tiny home industry began over a decade ago with the founding Timbercraft Tiny Homes in 2014. Over the years, Timbercraft has delivered tiny homes to more than 30 states, including Hawaii, and has even shipped tiny homes to New Zealand and Europe. This experience has given him a deep understanding of what it takes to create spaces that are not only functional but also deeply personal and meaningful.

As avid travelers, having visited over 25 countries and stayed in countless unique accommodations, the Schroeders wanted to infuse their love for travel and discovery into the Highland Cottage brand. Each cottage reflects their experiences—a blend of the

From the very beginning, Schroeders' mission has been clear: to build a hospitality brand that transcends borders, offering a consistent and unforgettable experience.

places they've been and the comfort they've come to appreciate in their travels.





ON THE COVER





Looking ahead, Doug and Laura dream of seeing Highland Cottages become a unique hospitality brand with a broad reach. They envision a day when guests can visit HighlandCottages.com, select a state or country, and find a Highland Cottage retreat to book a getaway. This is a long-term vision, but they are committed to realizing it step by step. They are currently seeking partners in this ambition and would love to hear from investors and landowners who want to team up in this venture.

Welcome to Highland Cottages

As you settle into your cottage at Lake Guntersville, you can rest assured that this place was built with care, passion, and a deep love for unique, meaningful experiences. The Schroeder family is honored to host you and looks forward to expanding the Highland Cottage experience to new locations in the future.

Cheers to new adventures and restful retreats!







A-Frame Tiny House Plans

Alexis

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5 SIGNS YOU MIGHT NEED A

DIGITAL DETOX

*“Almost everything will
work again if you unplug
it for a few minutes,
including you.”*

—Anne Lamott



I have made my living on the Internet as a writer for the last eleven years. No doubt I am thankful for the Internet and all the opportunities it has afforded me to inspire people to own less.

But technology, for all its benefits and opportunities, can also quickly begin to overwhelm us and distract us. I see it every day in my own life and others.

For that reason, one of the most important steps I have ever taken to keep my use of technology healthy and balanced is an annual digital detox.

Simply put, once a year, I take an extended break from technology. I have experimented with different durations of time over the years, ranging anywhere from seven days to 40 days. But have found the most effective time frame for a helpful digital detox to be **29 days**.

Whenever I take a tech fast, I inevitably learn I am more addicted to my devices than I thought. But that is the nature of addiction, isn't it? We never fully realize our level of addiction until the item is taken away. The only way to truly discover technology's controlling influence on your life is to turn it off, walk away, and sense how strong the pull is to turn it back on.

During the detox, I place strict boundaries on myself for the time frame selected. For example, I might still use my phone for calls and texts but remove all other functions, apps, opportunities, and distractions (even camera and maps). I still use my computer for work, but limit the amount of time and the websites that I allow myself to visit. While I usually try to remove as much technology as possible during the annual detox, I have implemented different guidelines at different times during different seasons in my life.

But the purpose is always the same: Reorient my thinking around and use of technology in my life and work.

Every time I go on a digital detox, it proves to be a powerful reset for me in my relationship with technology. And inevitably rebalances my life around things that matter in the long run.

To help you know if a 29-day Digital Detox would be valuable, here are five signs you might need one:

1. You spend more time on your devices than you intended.

Technology can be like quicksand—sticky and challenging to escape.

Haven't we all gotten hooked after one article and stayed for another article, comment, or share? You click on an article that should only take five to ten minutes of your time, but then continue scrolling down your News feed afterward... Before you know it, you've spent fifteen to twenty minutes mindlessly scrolling.

The squandering of time is a direct and obvious consequence of the built-in attraction of games, sites, and apps. You may find it easier to disrupt this habit entirely and then start again, rather than to merely try to curb it.

2. You feel guilt or dissatisfaction after spending time with your electronic devices.

When I eat a bag of chips, I immediately feel the salt on my tongue. Eventually, the saltiness dulls and oils remain. The residue remains on my fingertips. But when I overeat on these empty calories, I feel dissatisfied.

Technology use has a similar reward-regret curve. Each site and article provides a little nugget of instant gratification. Too many, and I'm inclined to regret this use of time.

If you're filled with negative emotions after spending time on tech, that's a not-so-subtle hint that you need to go on a tech break.

3. You are motivated by a fear of missing out.

FOMO is a **recognized form of social anxiety** that has gotten worse in our day. It's the worry that others might be having fun online while you're not there. If I'm not watching that video or scrolling that feed, I'm going to be the loser who isn't in on the cool thing that's happening.

The truth is, you'll always miss out on something. There's always more we can participate in, but time is limited, and being busier is not the answer. To teach yourself this truth, do the subversive thing and deliberately miss out on communication and entertainment.

During your 29-day fast from technology, you can give the most important people a way to get through to you in an emergency. Everything else can just wait.

4. You experience urges to check and check again.

The little red symbol says you've got fifteen new emails. What if they're important? You'd better check now!

Yes, you were on Facebook just half an hour ago. But a lot has downloaded into your feed in that time. You've already scanned the headlines on your favorite news channel several times, but since the last time, a "breaking news alert" may have started scrolling in the ticker box.

Find out how much more you can get done if you stop interrupting your own concentration. And how unnecessary nearly all of that information is that you were obsessively checking on.

5. You never have enough time in your day.

Once I was talking about the distraction of technology with my kids at the kitchen counter. They got out their phones and reported their screen time and most-used apps.

"Now what about you, Dad?" said Salem.

Of course, to keep this fair I had to check too.

What I found still haunts me. I'd picked up my phone more than fifty times that day. I'd spent more than three hours on email, social media, text messaging, and web browsing. While a lot of that was for work, it was still far more than I would have guessed or could have justified.

At the end of a day, it's not uncommon to feel like we've been incredibly busy. The busyness and stress are real, but if you were to reduce tech usage, might it help you feel calmer and more available for what matters?

If you recognize yourself in the list above, try a twenty-nine-day digital detox. Sure, you can do it successfully for a different length of time, but I've observed that twenty-nine days seems to give most people the right amount of time for abstaining from technology and gaining a new perspective on it.

When you're doing your digital detox, make it as comprehensive as you possibly can. I realize there are exceptions. Maybe you have to use email and text for your work. Maybe you've got teens with driver's licenses and you want to keep your cell phone on when they're out of the house. But still, the more you can cut out, the more effective this exercise will be.

And don't give in before the twenty-nine days are up. You'll be shocked at how much personal growth can happen in twenty-nine days!



*Joshua Becker is the WSJ Best-Selling author of **The More of Less** and **The Minimalist Home**. His new book, **Things That Matter**, is available on Amazon.*

 becomingminimalist



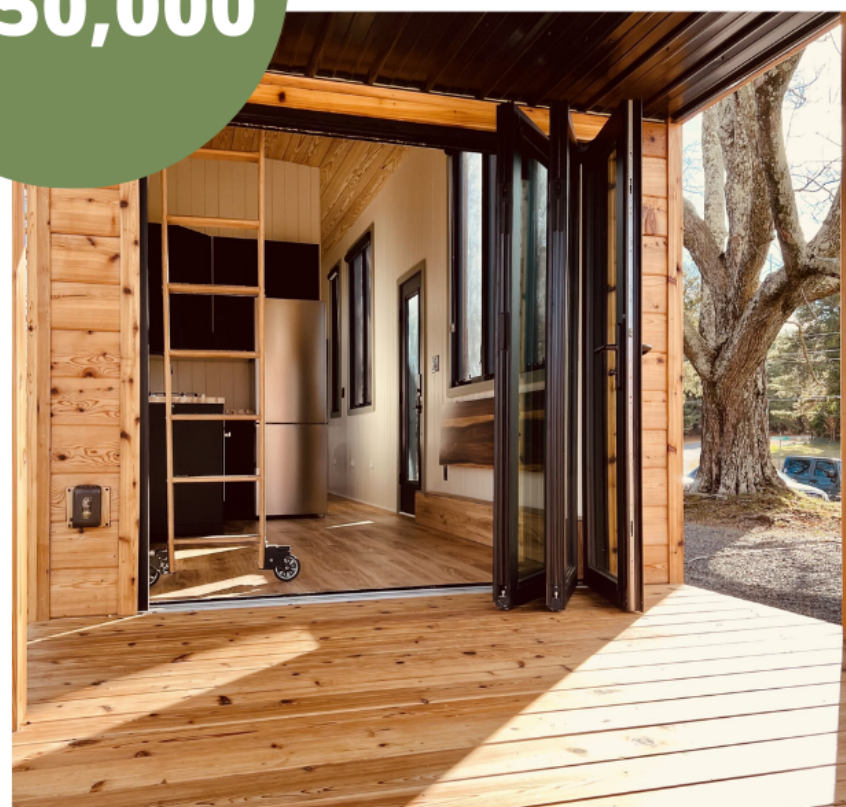
TINY HOUSE RV FOR SALE

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- Modern Kitchen w/ folding live edge bar
- Tile Shower, Flushing Toilet, Stone Bath Sink
- Built-in Platform Bed
- Wardrobe w/ Washer/Dryer Combo

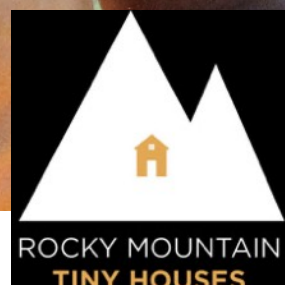
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EASING THE EDGES

A NEW BUILDER SERIES BY GREG PARHAM
OF ROCKY MOUNTAIN TINY HOUSES



...everyone knows that at the end of the day it is indeed a trailer, but you really should think of it as your foundation.

In this Episode of Ease The Edges, I'm going to start at almost the beginning of the build-the-foundation. While this might take the shape of a van, bus, boat, or an actual structure tied to the earth, for most of you it is going to denote a steel trailer chassis.

If you ever pay attention to the really good builders, you might notice they refer to this *uber*-important component of the build as a “mobile foundation” in lieu of a “trailer”. We aren't trying to sound elitist or anything, I mean everyone knows that at the end of the day, it is indeed a trailer, but you really should think of it as your foundation. It's the single most important piece of the tiny house puzzle.

Macro considerations boil down to trailer type/size, and manufacturer. Bumper pull vs gooseneck. 8' wide vs 10' wide. 12' long up to 40' long. As for a brand, as





long as it is a tiny-house-specific manufacturer, you'll be good. Under no circumstances whatsoever should you attempt to repurpose an RV frame for a tiny house. They just aren't built to sustain the heavier loads a tiny house imposes. While it is possible to use a heavy-duty car hauler-style trailer, it will require a lot of modification and will never be as good as a dedicated tiny house chassis. Just buy a real tiny house-specific trailer!

When it comes to micro considerations, there's much more to think about. Does your house design have a front or rear bump out that needs fabricated? Do you already know if you are going to have too much or not enough tongue weight? The manufacturer can adjust the axle locations to help with this. Do you need to place a lot of accessories on the tongue such as a mini-split,

propane tanks, or a storage closet? If so, you might ask the manufacturer if they can make the tongue just a tad longer to accommodate these items. Would you like to be able to travel with a bike rack on the back? Ask the manufacturer if they can install a hitch receiver.

Every manufacturer does things a little differently. The one I use welds the rear lights underneath the main flange where the walls bolt down. I like to bring my wall sheathing and siding about 3" below this flange to hide the bolts and anything else that might get installed here, such as insulation or utilities. This drop-down would also obscure the lights, so I ask the manufacturer to tack weld the light boxes so I can easily remove them, and then mount them to the house siding where they are more visible during transport. Another benefit to doing this is that it



frees up the real estate to properly place anchor bolts at the back corners of the house where the lights would get in the way.

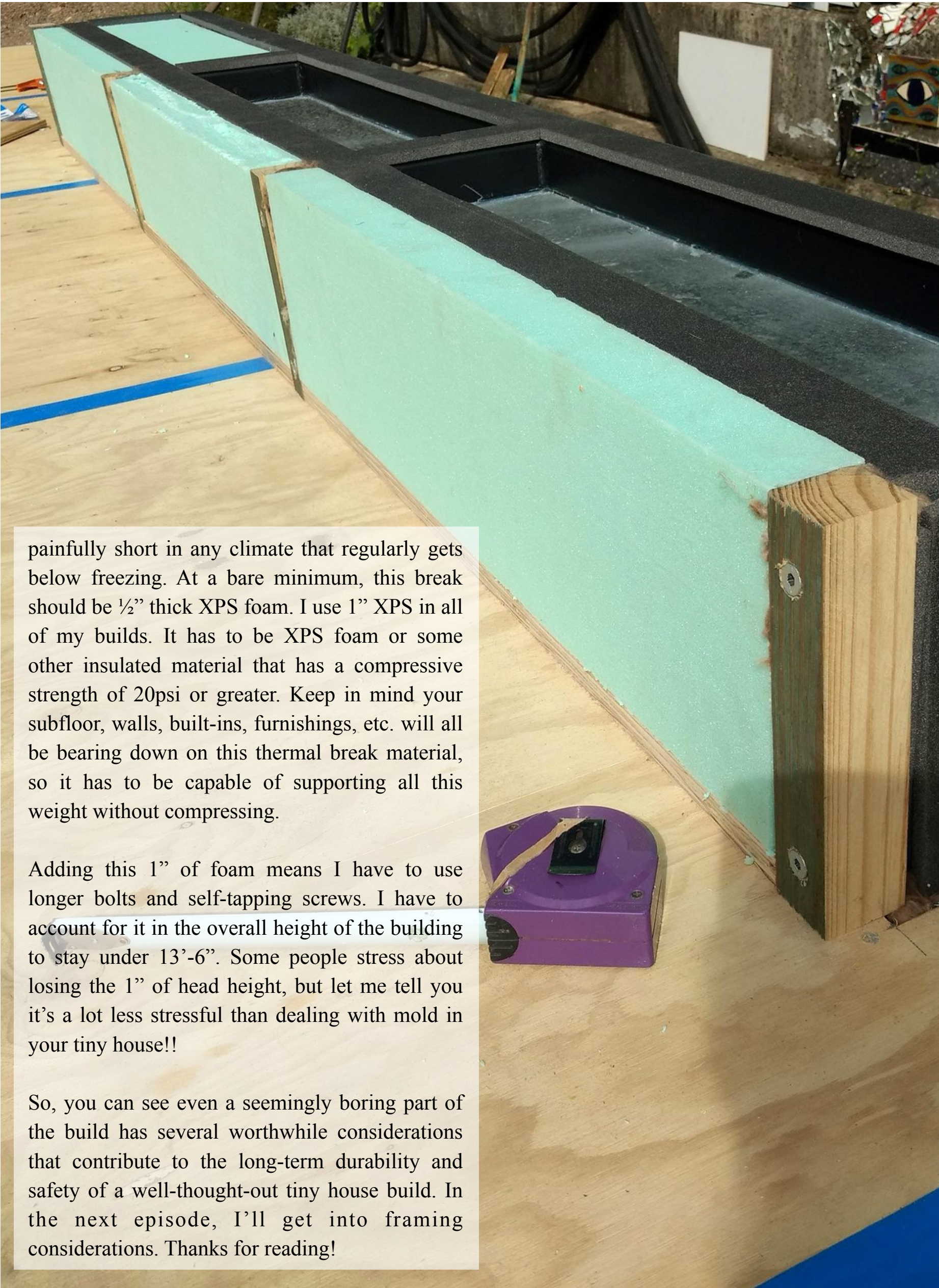
It used to be that trailer manufacturers did not install structural fenders over the wheels. You had to frame a header here to carry gravity loads around the fenders. Nowadays, structural fenders are the norm, but best to verify this before making a purchase since it might affect your framing plans.

If you buy a trailer style with a flange that necessitates drilling holes for your anchor bolts, I highly suggest renting or borrowing a magnetic drill! Yes, it can be done with a hand drill, but it's going to take a while and be frustrating. A mag drill simplifies this task immensely, especially if you have a lot of holes to drill! Anchor bolts

should be min $\frac{1}{2}$ " in diameter, and should be placed 24"-36" apart, making sure they don't interfere with stud locations. Use flat washers on top of your bottom plate, and lock washers underneath the trailer flange. These are simple yet overlooked details that go a long way for making a sturdy tiny house!

The following is a detail I adopted years ago after witnessing several tiny houses have condensation issues where the walls sit above the steel flange. While several people understand the importance of a thermal break between a warm wood framed structure being attached to a cold metal chassis, they don't fully grasp what a proper thermal break is. I'm still seeing builders slap down some $\frac{1}{8}$ " thick sill seal as a thermal break and call it good. While this might suffice for some locale that never gets below freezing, it will fall





painfully short in any climate that regularly gets below freezing. At a bare minimum, this break should be ½" thick XPS foam. I use 1" XPS in all of my builds. It has to be XPS foam or some other insulated material that has a compressive strength of 20psi or greater. Keep in mind your subfloor, walls, built-ins, furnishings, etc. will all be bearing down on this thermal break material, so it has to be capable of supporting all this weight without compressing.

Adding this 1" of foam means I have to use longer bolts and self-tapping screws. I have to account for it in the overall height of the building to stay under 13'-6". Some people stress about losing the 1" of head height, but let me tell you it's a lot less stressful than dealing with mold in your tiny house!!

So, you can see even a seemingly boring part of the build has several worthwhile considerations that contribute to the long-term durability and safety of a well-thought-out tiny house build. In the next episode, I'll get into framing considerations. Thanks for reading!



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PRICE DROP ALERT

We are trying to make room for our upcoming custom builds to finish out 2024 and into 2025. We're offering an incredible deal on our existing inventory of the 20' Jojo Bean and the 24' Jojo Bean.

- 20' Jojo Bean: Now Only \$69,999
- 24' Jojo Bean: Now Only \$79,999

Both models are ready to ship immediately!





LIVING HYBRID

By Christina Nellesmann



Forest River Timberwolf

Should you get a tiny house or an RV?

If you are struggling with what to put your money into, then you may want to look into destination RVs. Essentially a hybrid between a tiny house and a large RV, a destination RV is a towable trailer that can be used as a full-time or part-time home. It has all the amenities of a tiny house but with the towing capabilities of an RV.

“The appeal of the destination trailer is for longer-term use,” Bill Burko of Western Skies RV in Reno, Nevada, says. “They can be used for all seasons and they appeal to people who need them in one place for a longer period of time.”

This reason may also appeal to people who would like their home to stay in one place for a season, say Montana in the summer, and then move it to Arizona for the winter.

Burko mentioned that these types of trailers became popular in California after some of the major forest fires, such as the Camp Fire, where they were used as semi-permanent or temporary housing.

“People will buy them to live in while they are building or remodeling a house,” he adds. “They are a little more livable and have amenities such as a dishwasher, washer, and dryer.”



Forest River Sandpiper



Forest River Timberwolf

Destination trailers have a lot of the features of a typical tiny house. The interiors feature large living rooms with comfortable furniture, residential appliances, on-demand water heaters, sleeping lofts, and even porches.

Destination trailers are similar to park models but have the typical RV electrical and plumbing connections found on other trailers. They are also much easier to move than a **park model**. Park models usually need to be towed by a semi-truck, while destination trailers can be towed with a 3/4 or 1-ton truck.

“Destination trailers have a conventional travel trailer chassis are made to tow and tow fairly well,” Burko says. ‘However, they are also flat,

tall, and boxy and not streamlined and lighter like newer trailers. So some travel and transportation preparation needs to be considered.”

Most of the trailers available on the market range from around 10,000 to 12,000 lb. and come in at around 40 feet long. They are also around two feet taller than a conventional trailer.

Another benefit of destination trailers is that they can be less expensive than a fifth wheel of similar length. In addition, many of the larger RV companies and brands have various models of destination trailers in their rotation.



Along with the reasons above, destination trailers can be used in so many different ways:

Permanent Home: Some people use them as semi-permanent or permanent residences, especially in areas where land is available but building a traditional home is not feasible. They can also serve as a full-time living solution if someone prefers a simpler lifestyle.

Guest Accommodation: Some people use destination trailers to accommodate guests near an existing home or as a short-term rental.

Vacation Home: These larger RVs provide a comfortable, home-like environment for vacations. Instead of booking a cabin or renting a place, people can use their destination trailer as a personal retreat.

Event or Activity Base: Sometimes, these trailers serve as a base for activities such as

hunting trips, outdoor adventures, or attending events where staying on-site is beneficial.

Overall, destination trailers offer most of the comforts of home with the flexibility of mobility and the benefits of owning an RV.

Many RV manufacturers who build trailers and fifth wheels also build destination trailers:

[**Forest River**](#)

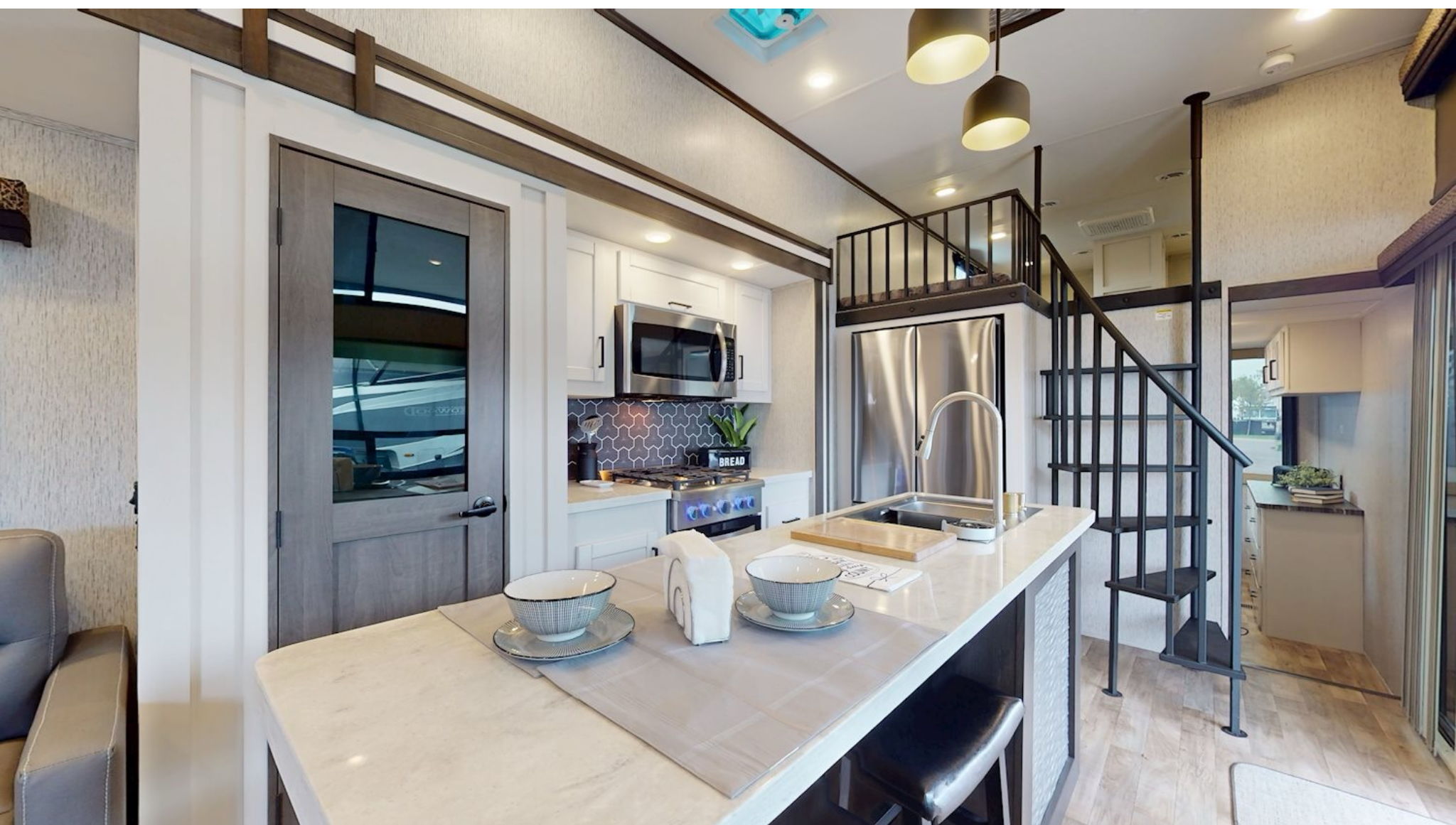
[**Crossroads RV**](#)

[**Keystone RV**](#)

[**Palomino RV**](#)

[**Coachman RV**](#)

Crossroads RV Hampton





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DESTINATION
TRAILER IS FOR
LONGER-TERM USE.
THEY CAN BE USED
FOR ALL SEASONS.”



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2022 Roost 36

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PHOTOS BY KENDALL PRIEST

The love Perch + Nest out of Winston-Salem, NC has for building, design, and reclaiming “what once was” has been a family affair for generations leading us to grow a business specializing in custom carpentry and home restoration. They worked in this passion for over 10 years, and although small dwelling builds and conversions were always part of our business, like many, they became smitten with “tiny” spaces in more recent years.

In, 2014, they were honored to sponsor, host, and mentor their hometown friend’s (now the world’s most traveled) tiny house RV build and...well, *the rest is history!* The subsequent redirection of their business was a true “blessing in disguise” for founders Tom and Johanna Elsner. The idea of simpler living promised in the tiny movement was the work lifestyle change they had desperately been searching for. Building tiny house RVs and creating unique spaces allows them to provide the dedication and craftsmanship they pride themselves on and now, in a more refined venue. They came to the tiny movement as experienced builders, but also as folks that understand the importance of home, family, and “less is more”.

On their website, they offer custom builds, re-sales of their already built homes, and a plethora of Airbnb rentals. One of those re-sales is this beautiful 2022 Roost36.





This practically new Tiny House RV is now for sale! Having only one owner and never used full time, this tiny has made only two trips over the NC roads-from our farm in Winston Salem to Brevard, and back. Now you can grab this barely used tiny house RV with some of the latest and greatest features in the industry and for much less than today's pricing!

Facts & Features:

- 36' long chassis, 8.5' wide, 13.5' tall
- 2022 travel trailer RV title (eligible for RV lending and insurance)
- AG Panel, Cedar Shiplap Siding, and 8' Cedar Porch
- Custom Aluminum Windows and Panoramic Door Wall (opens fully to expand living space)
- LVP Flooring, Shiplap Walls and Ceiling, Close Cell Insulation
- Live Edge Folding Bar (Stools Included)
- Rolling Library Ladder to Porch Loft
- Butcher Block Counters, Built-in Oven, LP Cooktop, and Full Size Refrigerator/Freezer
- French Style Tile Shower, Saniflo (Flushing) Toilet, Live Edge Vanity Counter w/ Rock Sink, Built-In Rattan Medicine Cabinet
- 60k BTU Tankless Water Heater, Mini Split Heat Pump/AC
- Built-In Full Size Bed (Includes mattress)
- Wardrobe Cabinet equipped with Washer/Dryer Combo
- Custom Shades Throughout





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