

Tumbleweed Tiny House Cost to Build Guide

Begin by clicking the link: Building-Cost.net

Their website has an excellent program to calculate material costs and construction costs of houses anywhere in the US.

On the first screen (pictured below), you'll want to do 2 things:

Step 1: Choose the number of corners from the list below:

4 corners: Bodega, Loring, New Vessica, Z-Glass, Sebastarosa, Enesti, B53

6 corners: Harbinger, Whidbey

8 corners: Bodega with extra bedroom, Loring with extra bedroom, New Vessica with extra bedroom, Sebastarosa with extra bedroom, Enesti with extra bedroom, B53 with extra bedroom.

10 corners: Harbinger with extra bedroom, Whidbey with extra bedroom.

Step 2: Hit "Next Question"

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Building-Cost.net

Calculate building costs:

Figure out the basic structure of the house

- > Number of corners
- > Square footage
- > Quality classifications
- > Additional structures
- > Housing tract or custom home?
- > Rural or metropolitan area?

Find out the type of heating and cooling used in the house

Adjust the construction costs based on your area of building

Review the finished report

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4 corners 6 corners 8 corners 10 corners

How many corners does this home have?

The shape of the outside perimeter is an important consideration in estimating the total construction cost. Generally, the more complex the shape, the more expensive the structure per square foot of floor area. The shape classification of multiple story or split-level homes is based on the outline formed by the outer most exterior walls, including the garage area, regardless of the varying level. Most structures have 4, 6, 8 or 10 corners, as illustrated in the example. Small insets not requiring a change in the roof shape can be ignored when determining the shape.

Select the number of corners

- Four corners
- Six corners
- Eight corners
- Ten or More corners

Next Question >

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The next screen asks for the total square footage of the house. This also includes the porch space. Therefore, you'll want to enter the first floor square footage plus the porch. Lofts are not included here.

Step 1: Enter Square footage from the table below.

House	Without addition	With addition
Bodega	345 sq. ft.	440 sq. ft.
Loring	345 sq. ft.	440 sq. ft.
New Vessica	373 sq. ft.	468 sq. ft.
Harbinger	346 sq. ft.	440 sq. ft.
Z-Glass	392 sq. ft.	n/a
Whidbey	497 sq. ft.	593 sq. ft.
Sebastarosa	858 sq. ft.	955 sq. ft.
Enesti	842 sq. ft.	939 sq. ft.
B-53	873 sq. ft.	970 sq. ft.

Step 2: Hit "Next Question"

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Calculate building costs:

Figure out the basic structure of the house

- > Number of corners
- > **Square footage**
- > Quality classifications
- > Additional structures
- > Housing tract or custom home?
- > Rural or metropolitan area?

Find out the type of heating and cooling used in the house

Adjust the construction costs based on your area of building

Review the finished report

What is the total living area of this house?

Larger buildings cost more than smaller buildings but larger buildings generally cost less per square foot than smaller buildings. Exclude from the living area any garage, basement or attic. In addition, exclude any porch that's not under the main roof. Costs for these will be figured separately.

Include in the total living area square footage:

1. Everything inside the exterior walls of the main building.
2. Inset areas such as vestibules, entrances or porches outside the exterior wall but under the main roof.
3. Enclosed additions, annexes or lean-tos.

Enter the total living area in SF

1 → SF

Next Question > ← 2

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The third screen is very detailed, and asks a lot of questions. We've highlighted our default choices in red and you can simply choose those for a rough estimate.

Perhaps the biggest difference in cost estimates will be the Foundation. We have drawn the plans with a very simple foundation. However, depending on where you build, the soil material, and slope of land, the type of foundation may differ. On the next page, you can learn more on how to determine which options are best for you.

Exterior walls are simple and straight forward on our designs, so we've chosen class 4.

Figure out the basic structure of the house

- > Number of corners
- > Square footage
- > Quality classifications
- > Additional structures
- > Housing tract or custom home?
- > Rural or metropolitan area?

Find out the type of heating and cooling used in the house

Adjust the construction costs based on your area of building

Review the finished report

the table below, click in one or six columns for each or ten categories. Class 1 construction is the most expensive commonly encountered and Class 6 is the minimum required under most building codes. Most homes with features that fall in class 4, 5 or 6 are "spec" homes, built for sale to the public from stock plans. Class 1 and 2 homes have more than ten exterior corners and are usually built from custom plans prepared by an architect retained by the property owner. Most single-family homes have some characteristics of several quality classes. Note that exterior walls are either Frame (wood or light steel) or Masonry.


Custom-Designed Home Classes (more than 10 corners)
 Class 1 = Luxury Quality Class 2 = Custom Quality

Standard Quality "Spec" Home Classes (from 4 to 10 corners)
 Class 3 = Best Standard Quality Class 4 = Good Standard Quality
 Class 5 = Average Standard Quality Class 6 = Minimum Standard Quality

Click on **Show Quality Classes** for suggested characteristics of each quality class.

When more than basic design elements are present, classify the quality higher than would be warranted by materials alone. For example, a circular room costs more than a square room, even when made using the same materials.

Select the Quality Class for each group	Custom Homes		Standard Homes			
	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6
Foundation (Show Quality Classes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Exterior Walls (Show Quality Classes)						
Frame (wood or light metal)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Masonry (brick or block)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Exterior Finish (Show Quality Classes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Windows and Doors (Show Quality Classes)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Roof and Soffit (Show Quality Classes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Interior Finish (Show Quality Classes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Floor Finish (Show Quality Classes)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bathrooms (Show Quality Classes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Kitchen (Show Quality Classes)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Plumbing and Electrical (Show Quality Classes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>


Next Question >

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Windows and doors are high quality. But because we have so many windows in such a small amount of square footage, choosing option 1 gives you the best cost estimate.

Roof is metal, and therefore more affordable.

Interior finish is pretty standard sheetrock with plain trim. You can choose to finish your walls with higher grade materials if you want.

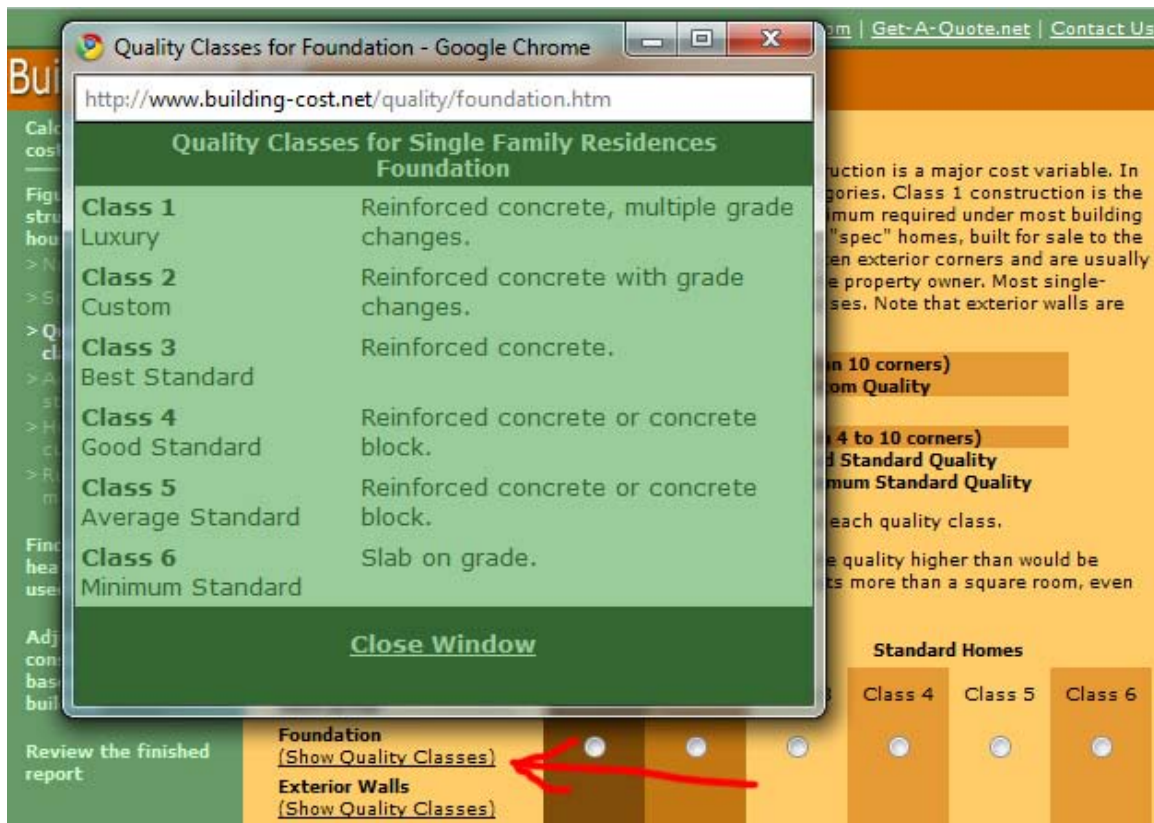
Floor finish is class 3 because the house calls for affordable hardwood floors.

Bathrooms are class 4, but you can choose to upgrade the finish materials.

Kitchen is class 3 because we've used nice cabinets, but avoided the very expensive granite countertops and custom sized cabinets. The cabinets are standard sizes.

Plumbing is class 6 because the amount of plumbing piping and fixtures is very limited in a house this small.

To get more detail on the Quality Classes, simply click the link and you will see a popup window with a detailed description. Example below.



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Step 1: Enter square footage of loft in the second box down marked “Finished attic area with 60” to 78” headroom” See table. All other homes skip to Step 2.

House	Cathedral *
Bodega	112 sq. ft.
Loring	112 sq. ft.
New Vessica	112 sq. ft.
Harbinger	112 sq. ft.
Whidbey	270 sq. ft.

* Cathedral means the ceiling is open over the living room.

Step 2: Hit “Next Question”

Figure out the basic structure of the house

- > Number of corners
- > Square footage
- > Quality classifications
- > **Additional structures**
- > Housing tract or custom home?
- > Rural or metropolitan area?

Find out the type of heating and cooling used in the house

Adjust the construction costs based on your area of building

Review the finished report

Please answer a few questions about the house:

Is there an attic? If yes, fill in the floor area for the type of attic.

Finished attic area with more than 78" headroom. SF

Finished attic area with 60" to 78" headroom. **10** SF

Unfinished attic area with more than 78" headroom. SF

Unfinished attic area with 60" to 78" headroom. SF

Is there any living area above the second floor? If yes, fill in the floor area. SF

Is there a balcony? If yes, fill in the floor area for the type of balcony.

Balcony area supported by a wood frame. Same finish as the building. Metal grill railing. SF

Balcony area supported by steel columns. Lightweight concrete floor. SF

Is there a basement? If yes, fill in the floor area for the type of basement.

Finished basement. Paneled walls, vinyl flooring, tile ceiling and switched lighting. SF

Unfinished basement. Concrete walls and flooring, open ceiling and minimum lighting. SF

Is there a garage? If yes, fill in the floor area for the type of garage.

Attached garage under the main building roof. Interior finish similar to the remainder of the building. Garage walls are in vertical alignment with second floor walls. SF

Attached garage. No interior finish. Shares at least one common wall with the main structure and is under a roof that connects to the roof of the main building. SF

Detached garage. A detached garage does not share any common walls with the main building. SF

Is there a porch not under the main roof? If yes, fill in the floor area for the type of porch.

Porch area with no ceiling, shed roof. SF

Porch area with finished ceiling, shed roof. SF

Recessed porch area with finished ceiling. SF

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You will need to pick the options that best suit your location.

A housing tract (question 1) is a development. These tend to be small lots bunched together, and made by developers.

A metropolitan area is within a larger city such as San Francisco, Los Angeles, Houston, Boston, etc.

By default, when we estimate costs, we choose no for both options.

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Calculate building costs:

Figure out the basic structure of the house

- > Number of corners
- > Square footage
- > Quality classifications
- > Additional structures
- > Housing tract or custom home?
- > Rural or metropolitan area?

Find out the type of heating and cooling used in the house

Adjust the construction costs based on your area of building

Review the finished report

Where is this home being built?

Homes built in housing tracts by merchant builders and homes built in suburban (but not remote) areas tend to cost less than custom homes built in well-developed metropolitan areas. Please answer two questions about this home.

Is this home in a housing tract?

Yes No **1**

Is this home built outside the metropolitan area?

Yes No **2**

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Our homes are designed with a stand alone fireplace so none of the following apply. Simply choose "Next Question".

However, if you are planning to add air conditioning or central heat, then you would want to complete this section.

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Calculate building costs:
Figure out the basic structure of the house
Find out the type of heating and cooling used in the house
> Central Heating
> Unit Heating
> Fireplaces
Adjust the construction costs based on your area of building
Review the finished report

What heating and cooling does this house have?
Most homes have central heating and cooling, such as a furnace with ducting which carries conditioned air to each room. Some homes have unit heating or cooling designed to heat or cool only a portion of the house. Unit heating and cooling includes floor or wall furnaces, baseboard electric heating and window or thru-the-wall coolers. Please check the type of heating in this home.

Does this house use central heating or cooling?

- Forced air central ducted heating only.
- Forced air central ducted heating and cooling.
- Ducted gravity heat.
- Circulating hot and cold water system.

Does this house use unit heating or cooling?

- Unit heating or cooling.

1 → [Next Question >](#)

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This page is skipped because we are using a stand alone fireplace. However, you may choose to add heaters here (if you desire).

Calculate building costs:

Figure out the basic structure of the house

Find out the type of heating and cooling used in the house

- > Central Heating
- > **Unit Heating**
- > Fireplaces

Adjust the construction costs based on your area of building

Review the finished report

How many heating and cooling units are there?

If the home includes a floor or wall furnace, electric baseboard or wall heating, or air conditioners, enter the number of units of each type.

Enter the number of heating/cooling units in this house:

Floor and wall furnaces

Single floor unit	<input type="text"/>	Units
Dual floor unit	<input type="text"/>	Units
Single wall unit	<input type="text"/>	Units
Double wall unit	<input type="text"/>	Units

Select the electric baseboard units (watts/inches)


500 watts, 3"	<input type="text"/>	Units
1000 watts, 4"	<input type="text"/>	Units
1500 watts, 6"	<input type="text"/>	Units
2000 watts, 8"	<input type="text"/>	Units
2500 watts, 10"	<input type="text"/>	Units
3000 watts, 12"	<input type="text"/>	Units

Select the window type or thru-the-wall refrigerated room coolers (tons)

1/3 ton	<input type="text"/>	Units
1/2 ton	<input type="text"/>	Units
3/4 ton	<input type="text"/>	Units
1 ton	<input type="text"/>	Units
1-1/2 ton	<input type="text"/>	Units
2 ton	<input type="text"/>	Units

Select the power of electric wall heaters (watts)

1,000 watts	<input type="text"/>	Units
2,000 watts	<input type="text"/>	Units
3,000 watts	<input type="text"/>	Units
3,500 watts	<input type="text"/>	Units
4,000 watts	<input type="text"/>	Units
4,500 watts	<input type="text"/>	Units



On this screen, you will select the stand alone fireplace. It also has options for brick fireplaces if you choose to go with that option as well.

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Step 1: Select 1 unit.

Step 2: Select "Next Question"

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Calculate building costs:
Figure out the basic structure of the house
Find out the type of heating and cooling used in the house
> Central Heating
> Unit Heating
> Fireplaces
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How many fireplaces in this house?

Most homes include at least one fireplace. Distinguish between prefabricated fireplaces with metal flue and metal fireplace forms which require a concrete or masonry chimney.

Select the number of fireplaces:

Single story homes

Freestanding wood-burning heat-circulating prefab metal fireplace with interior flue, base and cap. **1** Units

Zero-clearance insulated prefab metal fireplace, brick face. Units

5' base, masonry or concrete, common brick on interior face. Units

6' base, masonry or concrete, decorative brick or natural stone on interior face. Units

8' base, masonry or concrete, decorative brick or natural stone on interior face, raised hearth. Units

Multi-story homes

Freestanding wood-burning heat-circulating prefab metal fireplace with interior flue, base and cap. Units

Zero-clearance insulated prefab metal fireplace, brick face. Units

5' base, masonry or concrete, common brick on interior face. Units

6' base, masonry or concrete, decorative brick or natural stone on interior face. Units

8' base, masonry or concrete, decorative brick or natural stone on interior face, raised hearth. Units

Next Question >

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The next two screens aren't shown here.

You will select your state and zip code to help achieve a better cost for your area.

Does location really make a difference?

Not for material costs. Those are almost the same everywhere in the US.

However, labor costs and permit fees can be twice as much in Boston, MA compared to Flagstaff, AZ

When you are finished, you will have a cost estimate of materials and labor.