



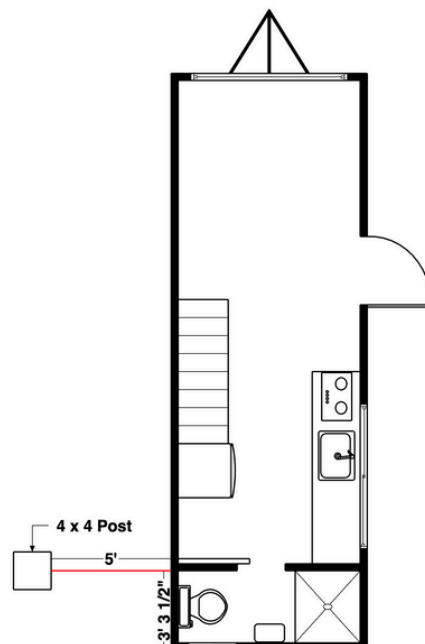
# Tiny Home Preparation List

Welcome to Pacifica Tiny Homes preparation list. As you prepare for the arrival of your tiny home, on this sheet you have very important information regarding the types of hookups in your tiny home, what you will need to buy like insurance, and other recommended products. Each item has a link with more specifics. Please read thoroughly so that you can be better prepared. We will also review the connections with you during the 3D model process. A checklist is provided on the last page for you to follow.

If you DIY it, or hire professionals, the purpose of this list is to guide you for a successful installation. In the end, your utilities should look like the pictures below:

**For peace of mind let Pacifica Tiny Homes handle your underground utility connections. \$7,900 (Bay Area & Central Valley), \$9,900 (California), \$12,900 (Everywhere else in the US)**

**Make sure your 4x4 post is no more than 5 feet away from the 50 amp electrical (White Inlet) on your Tiny House. Here are 3 videos that will help you with your electrical, water, and sewer installation. To watch these videos, please click the icons below.**



## **Main Inlets**

These are the 3 main utility inlets that come with your tiny home. Electrical, sewer, water, which are ***included*** and installed in the tiny home. Please note that your home is rated for **50 amps 250 Volts** and all appliances are **110V/120V**. ***Please review our recommended instructions on page 4 for a successful electrical connection.*** If you will be purchasing any appliances for your home in the future, they must be rated 110V/120V, otherwise they will pull too much electricity and will not work. ***If you are upgrading your appliances to 240 volts, your electrical material and installation is going to change. Please consult your detailer.*** Also, please consult with us first if you plan to add any propane gas appliances aside from what we already offer.



### **Electrical**

Kohree RV 125/250V 50 AMP Power Plug Twist Lock Inlet with 3 Stainless Steel Pins and Screws.

This is where you will connect the electrical cable for power. This is located on the back corner of your home.



### **Sewer**

Valterra Black T1029-2 Termination Adapter-3" Slip Hub, Round  
Your sewer line is located underneath the restroom and is 3".



### **Water** 1/2" SB X MHT 1/4 TURN HOSE BIB

You will need a water line close by and a water hose long enough to connect to the hose bib that is located on the back of your tiny house.

## Water

Your tiny house comes equipped with a 3/4 hose bib (for the water connection) you need to run 1/2 in. pex pipe 12 in. underground from your house to a 3/4 hose bib on your 4x4 post (similar to the first photo on these instructions). **Make sure your 4x4 post is no more than 5 feet away from the 50 amp electrical (White Inlet) on your Tiny House.** You will then connect your female to female water hose from your 3/4 hose bib to the tiny home water inlet.

**NOTE:** If you will be living in colder areas where freezing temperatures and snow may occur, we recommend that you insulate your hose bib and water line to prevent it from freezing. Speak with your neighbors to be better prepared for the weather, especially if you're new to the area.

We also have many **weatherproofing upgrades** that you can add to your home so that it is better insulated. Please consult with us if you think you may need this.



### [15FT RV Water Hose](#)

Purchase this water hose and connect from your 4x4 post to your Tiny Home.



### [Garden Hose Adapter](#)

Purchase this garden hose adapter ensure proper fittings to your tiny home.

## Propane Installation

If you upgrade to propane appliances, such as the propane stove or propane tankless water heater, we recommend having two propane tanks already filled and ready on the day of delivery, so that we can set it up and connect it, and keeping the other tank as a reserve for when you run out.

When changing a propane tank, make sure to follow these instructions.

1. Take the propane cylinder for filling.
2. Make sure the propane regulator hose is straight and not bent.
3. Attach the propane hose to the propane cylinder.
4. **Check for leaks by using a spray bottle with water and soap.**

Spray the hose generously. If you see bubbles, there is a leak and the hose might need to be replaced, if not then you are good.

A good way to conceal the propane tank is with the outdoor storage box. Click the picture to purchase from Amazon.



## Electrical

Most homes in America we're built before the 1980's and have a 100 amp electrical panel. Our efficient tiny homes, **without** any appliance upgrades have an electrical load calculation of 29 amps. For this reason, we recommend that you run a 50 amp 125V breaker from your main electrical panel to the tiny home. Running 50 amps 250V on a 100 amp panel may result in your main house lights flickering and breakers turning off. On the first page, we have included a video of how to run 3\50 amps 125V from your main panel to your tiny home.

Below you will find the extension cord and the 50 Amp 125V receptacle that are needed for a successful electrical connection. These are not included in the tiny home. You can order these online through Amazon by clicking on the link. You will need to hire an electrician to install the receptacle on your property, if your site does not already have a dedicated receptacle.

1. Instruct your electrician to install the 50 Amp 125V receptacle on a 4x4 pressure treated post, **no further than 5 feet away from the 50 amp electrical inlet (white inlet) on your tiny house.**
2. Use the 25 feet 50 Amp extension cord and manually plug in the female end to the tiny house (white inlet), and the male end to the receptacle (black box). (Please assure that you order the correct electrical adapter that is listed.)

\*We recommend that all installations be done by a professional plumber and electrician.



### [50 Amp RV Extension Cord with Twist Lock](#)

Purchase the product that is linked for a 50 amp, 25 ft locking cord, and **not** anything else. Please consult your detailer so they can guide you to the correct power cord.

## Sewer

Sewer connections can be made by having a plumber run a 3" ABS pipe from the tiny home to the main sewer line for a more permanent solution, or you can leave a 3" clean out similar to the first picture in these instructions for a more traditional RV installation. If your plumber chooses the traditional method, they will need to leave a 3" clean out **next** to the 4x4 post and 2" above ground. They will need to connect the RV hose from the clean out to the tiny home drain outlet.



### [Camco 39658 Deluxe 20' Sewer Hose Kit](#)

Purchase this sewer hose. The sewer hose connects from the 3" ABS clean out, to the tiny home drain outlet.



### [Beech Lane 20 Foot RV Sewer Hose Support](#)

Purchase this product. This will help give the RV hose grade into your clean out preventing any back up.

## Leveling your ground



Wherever you plan on placing your home, it is important that you make sure you have a **leveled area** to avoid any issues, especially if it is on dirt, grass, or a hill. **If you do not have a leveled foundation, it will be harder to level out your home.** We will finish the rest of our scope of work to the best of our ability on the day of delivery, but customers will be responsible to ensure that the home is leveled. The best option is to use gravel or concrete to create a leveled slab to place your tiny home on. If placing directly on dirt/grass, please note that **you may** encounter leveling issues over time, especially when the rainy season begins and the ground underneath starts to shift. Your tiny home might start sinking in and doors may become harder to open because the home is no longer leveled.

Please note that tiny homes weigh at least 10,000 lbs creating an excess of pressure into the ground, so it is imperative that you have a good and stable foundation. If shifting occurs after delivery and the Buyer would like the Seller to return and help level the home again, **it will not be covered under warranty, and the Buyer will be responsible for paying a fee for the return visit.** Buyer can also set up a video call with the Seller to assist with instructions on what to do to properly level the home, for no additional cost.

Please note that even if the site previously had an RV in the same spot, it does not mean that the ground is leveled. As mentioned these homes are heavy, so you may still encounter leveling issues and sinking into the ground if Buyer does not properly review and prepare the foundation.

## Concrete Slab Foundation



If you're planning on hiring a contractor to build you a concrete slab foundation or a rat slab, we recommend getting several estimates. The following is our pricing for the Bay Area only:

18' (22'x9'x4")= \$8,900  
20' (24'x9'x4")= \$9,900  
24' (28'x9'x4")= \$11,900  
26' (30'x9'x4")= \$12,900  
28' (32'x9'x4")= \$13,900  
30' (34'x9'x4")= \$14,900

### **Included:**

- concrete slab
- brush finish
- compacted crushed gravel
- 6 month warranty

If you chose us to do your own concrete foundation, please inform the person modeling your tiny home



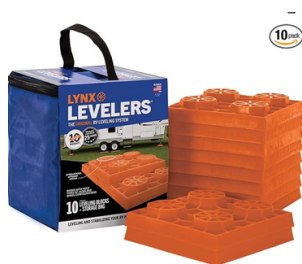
## Delivering your Tiny Home

To ensure a successful tiny home installation, we do ask that you take premeditative measures before delivery. We ask that you **make sure the street and your driveway are free from any obstacles or vehicles, so we can install your tiny home**. Talk to your neighbors and clear a path by making sure they move their vehicles away from your driveway or from any entry point of your tiny home the night before or the morning of so that we have plenty of space to maneuver the tiny home.

If on the day of delivery we are unable to install your tiny home because of vehicles blocking close to the entry point, we will need to stop and rent a bobcat to maneuver your tiny home in. **This rental will be at your cost, and it may prolong the delivery process as we try to find a place to rent one out, which can be more difficult on the weekends.** This will also apply to narrow streets. If the street is too narrow for our vehicle and your tiny home to get into your property, we will again resort in renting a bobcat for the same reason. Please make sure to take space into consideration, and speak to us ahead of time if this is a concern.

## Additional Supports

While the tiny home comes on wheels and has leveling jacks, **this is not a permanent solution**, jacks should only be used temporarily and you should not depend on the jacks to hold all of the weight for a long period of time. We highly recommend putting some type of piling/footing/piers to make the tiny house stronger and more stable. This is especially recommended if you are setting your home somewhere that is not leveled, which has an incline, or on dirt/grass as you will more than likely have issues with the home sinking or shifting and therefore cause your door to stick. We recommend having the following ready on the day of delivery, which you can find at Home Depot or any hardware store, and we will gladly help set it up.



### [Trailer Jack Block RV Camper Stabilizer Block](#)

Purchase 8, one for each corner of the home additionally 2 behind the wheels and 2 in front the wheels.

Despite leveling your tiny home, you might feel some swaying when you walk around your home, the Stabelizing Jacks can help with that. We recommend buying four of them, two for the front and two for the back of the wheels.



### [Stabeling jacks](#)

Purchase a minimum of 1 set of 4

## **Recommended Products**

As you know, your home comes with a GPS tracker installed inside, which you may or may not need depending on where it is placed, but you can always start and stop your subscription when you would like (we will provide you the code upon delivery). In addition to the GPS tracker, there are other ways to help keep your tiny home safe with products such as:



### **Hitch Lock**

A hitch lock will go right on the hitch, and will prevent anyone from trying to hitch up and move/steal your tiny home if it is placed somewhere that it could be compromised.



### **Water Hose Filter**

You can also purchase a water filter, which can be attached to any standard gardening or water hose to provide healthier drinking water and cleaner water overall. This is especially recommended if you will be getting your water from a well.



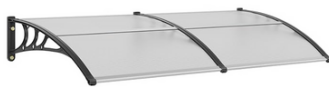
### **12" RV Adapter 15 Amp Male and 50 Amp Female**

15A Male to 50A Female - Easy to use - Durable in most weather conditions. Female Twist Adapter RV Locking Power Cord Male to Female Camper Generator Cable Adapter Electrical Converter Plug. **Purchase this if you do not have access to run 30 amps from your main panel. This adapter will help you connect from any 120 volts or 15 amp outlets on your home to your Tiny Home. This is usually not recommended.**



### **Awnings**

Awnings are indeed a practical solution for keeping your front door and entryway dry, especially during rainy weather. Without them, rainwater can easily seep through the door, potentially causing water damage over time. You can obtain both single and double sets to accommodate different door configurations, like French doors.



For an additional \$49, we offer the option for customers to have the awning installed upon delivery as a convenience and ensures that it's done correctly from the start. Without an awning, your door will not be covered under Pacifica Tiny Homes warranty as mentioned in your Purchase Agreement.



### **BOYISEN Heated Water Hose for RV**

A heated water hose is great for tiny homes, if it is in an area where the winter or cold temperatures, provide the possibility of your pipes freezing over. A heated water hose can help you keep water running into your tiny home.

There are many other products you can find online, if you are ever in doubt, look up RV products to find what you need or go to the RV store nearest to you.

## **Caring for your home**

As with any home, tiny homes are susceptible to mold if not properly cared for. When you receive your home, you will have a humidity sensor on your refrigerator which lets you know whether your home is too wet or dry, or just right. It is important to keep track and use your mini split, windows, range hood, bathroom fan, or ceiling fan to remedy the humidity levels in your home. Everyone's home is different as it depends on where you live, the seasons, and what you do in your home, such as cooking/baking on a regular basis. Your mini split has a built in dehumidifier known as the "Dry" setting for when your home is too wet. We encourage you to keep track and use this setting as needed and clean your home regularly.

You are also encouraged to buy a dehumidifier for your home to suck up any extra moisture. You can find many inexpensive ones online.

In addition, as human beings our body temperatures rise when we are sleeping, which radiates into your mattress. Therefore, when you sleep on a mattress on the floor it is possible for condensation to be formed, which can lead to mold, mildew, or dampness to build up. We highly recommend using the following product (click for link) as a moisture barrier underneath your mattress, or placing your mattress on a small platform/frame to allow for circulation underneath.

### **[HYPERVENT AIRE-FLOW™](#)** **[MOISTURE BARRIER](#)**



## **Tiny Home Insurance**

We highly recommend having insurance for your tiny home, as you never know what can happen: fire, theft, flooding, etc. You can follow the link for the insurance application through [Strategic Insurance](#). You can also check out [Foremost Insurance](#) or ask your current home insurance/car provider about insuring your RV/tiny home. Most insurance companies will want to see completed photos of the tiny home in order to finalize and insure the home. We would be more than happy to send you the necessary pictures, just send us a request.

Another option is [21<sup>st</sup> Insurance](#) which is recognized by American Bankers Insurance. The policy will include important coverage such as: Fire, Flood, Windstorm/Hail, Hurricane, Theft, Tornado, Lightening, and Smoke. \*\* Restrictions in Los Angeles, San Bernardino and Riverside counties

## **Tiny Home Internet**

Are you placing your tiny home where access to internet might be a hassle? Whether your tiny home is in the city, in the woods, by the beach or the desert, you can count on Starlink to provide good internet to your tiny home. Starlink is easy to install, there is no waiting for a technician, you just need to follow the simple instructions! If you sign up and use our referral link below, Starlink will provide 1 month of internet for free!

**[Click Here to Get started with Starlink Internet](#)**





# Tiny House Preparation Checklist

If you have hired Pacifica Tiny Homes to handle your underground utilities, you are still required to purchase the electrical, sewer, water, and stabilizing materials that are listed. Please use this checklist to help prepare for your tiny home and make sure you are ready for a successful delivery.

## **Electrical:**

- ☐ Purchase 50 Amp electrical cord

## **Sewer:**

- ☐ Purchase sewer hose kit to connect the tiny home to the sewer line
- ☐ Purchase sidewinder to hold up sewer hose

## **Water:**

- ☐ Purchase 15 feet long water hose to connect from a water line/hose bib to the tiny home
- ☐ Purchase a garden hose adapter to ensure correct fittings for your tiny home.

## **Propane:** (If getting the propane stove or propane tankless water heater)

- ☐ Purchase two propane tanks (the kind you use for BBQ grills)

## **Foundation and leveling:**

- ☐ Purchase 8 stabilizer blocks
- ☐ Purchase Stabilizing jacks (minimum of 4)

## **Day/week before delivery**

- ☐ Make sure you purchase or have a plan for an awning, so that your warranty isn't voided.
- ☐ Make sure you've talked to your neighbors so they can move cars if necessary
- ☐ Make sure there are no vehicles on the street or other large items in the way that can obstruct the delivery of your tiny home
- ☐ Make sure to remove fences/gates/trees/equipment that may be in the path of travel
- ☐ Rent a bobcat if necessary (consult with us ahead of time if you feel you will need it)

\*\*\*Please review the following disclaimer, which is also in your purchase agreement\*\*\*

### **STUBBORN DOOR DISCLAIMER**

It is the Buyer's responsibility to assure that a proper flat and leveled foundation is available by the day of delivery. Seller recommends that the Buyer purchase and provide pilings for support. Seller will level the house on the day of delivery according to what is available on that day. Seller is not responsible if the house shifts due to a lack of support and unstable ground. It is the Buyer's responsibility to conduct their due diligence when planning for a foundation for the tiny home. Buyer must consider the environment, weather, and ground stability. If Buyer fails to provide a leveled foundation to support their home, it may begin sinking into the ground especially during the rainy season, even a shift of ¼" inch can cause a stubborn door, making it difficult to open and close. The reason why this may happen is because tiny homes

In addition, make sure to remove any fences, trees/branches, etc. that may be in the way when delivering the tiny home, to make for an easier and safer delivery of your home. If you have any concerns about your property, please let us know ahead of time so we can be prepared. If we are not told ahead of time and have to do any extraneous work on the day of delivery, you may be charged for the additional labor, and for having to return another day to complete the setup.

## Utility Instructions - **Contractors Only**

If you have hired a third party to install the utilities for your tiny home, please make sure you or your contractor purchase the necessary items.

### **Electrical:**

- ☐ Purchase 50 Amp receptacle
- ☐ Purchase 4 x 4 pressure treated post
- ☐ Purchase EZ post spike
- ☐ Install 50 Amp receptacle close to the tiny home according to our specifics.



#### [Talon LGP1S 50 AMP Enclosed, Outdoor Rated, Receptacle](#)

Purchase this product. A 50 Amp receptacle should be installed no further than 10 ft from your tiny home, RV plug inlet.



#### [4 in. x 4 in. x 4-1/2 ft. Pressure-Treated Wood](#)

Make sure you purchase this 4x4 post. Your electrical receptacle and plumbing hose bib will be mounted on this post. Install this no further than 10 feet away from the 30 amp electrical inlet. (White inlet of your tiny house)



#### [E-Z Spike Black Powder-Coated Post- Base Spike for 4x4](#)

Purchase this product. The spike base will serve as a stronghold for your 4x4 post and all its attachments. The post will be inserted at the top and screwed in. The spike base will be mounted in the ground which will avoid the use of concrete.

### **Sewer:**

- ☐ Install sewer line/clean out close to the tiny home



#### [3" sewer pipe clean out](#)

Purchase this clean out. Make sure your plumber leaves the clean out next to the 4x4 post and 2" above ground.

## Water:

- ☐ Purchase Sharkbite 1/2 in. x 3/4 in. hose bib
- ☐ Purchase 1/2 in. (100 ft) Pex pipe



### [SharkBite 1/2 Inch x 3/4 Inch](#)

Purchase this to connect to the 1/2 in. pex pipe. Mount this hose bib on your 4x4 post.



### [Supply Giant APB12100 Pex , 1/2 In, Blue, 100 Feet](#)

We **recommend** your plumber to install this 1/2 pex pipe to run underground from your house to the 4x4 post. If you are unsure about purchasing this, consult your plumber or handyman.

## Foundation and leveling:

- ☐ Level the area for the tiny home (concrete slab, compacted gravel, etc.)

Any questions regarding the above mentioned utility installations, please reach out to Josue at (650) 898-3007.