



Options

The Minim House is constructed by a team with over 50 continuous years of home building experience and a pioneer in green modular construction, with hundreds of green certified homes completed. All Minim Homes are EcoFirst certified. Each Minim is constructed in a climate controlled environment, built to rigorous construction standards, and must pass a 300 point quality inspection protocol prior to shipment.

The Minim House is available as a base unit, with add-on modules to allow customization to your needs. The descriptions below discuss the options available to you as you design your Minim House. The attached pricing sheet details costs for each of the options.

BASE UNIT

The Base Unit home is 12'6" x 24' (one foot wider and two feet longer than the original Minim House). The Base Unit comes with a high quality, 45 year standing seam metal roof, an integral seamless gutter (invisible from the ground), and high quality black clad, double paned Windsor windows and doors that flood the interior with daylight— a total of 9 operable windows standard. Most notably, the exterior comes with tongue and groove Atlantic White Cedar siding with mitered corners, for a seamless, smooth and beautifully modern appearance. Putting up this mitered siding is labor intensive, and is as much art as science, but we believe the results are worth it. The Minim ships with a factory applied clear finish.

TRAILER

The trailer option puts your house on wheels. The trailer is custom manufactured to fit the Minim House and to haul it safely. Underneath the insulated floor framing is a combination of rigid and blanket insulation to add additional insulation and protect floor insulation. An additional option is to add aluminum exterior bottom sheathing if you expect to be moving the house frequently and desire additional undercarriage protection. All Minim Homes on trailers come with a RVIA (Recreational Vehicle Industry Association) certification. RVIA certification is the standard for quality assurance in the RV industry, and will allow owners easier access to insurance and financing products.

EXTRA WINDOWS

The Minim House comes with a glass door and 3 large banks of windows (front, kitchen, and over the sofa). This provides a large amount of light, but additional windows are available in the bath and in the platform/desk area if desired. This option adds a matching Windsor window (size: 30"x18") in either location, or both.

FINISHED INTERIOR

The finished interior option adds insulation to both trailer and foundation built models that satisfies building code requirements in all 49 states (AK excepted). We believe these insulation levels are unprecedented for a trailer based, RVIA certified micro home. The interior finish also includes drywall with a 'reveal' gap around the edges of the doors and windows, lending a thoroughly modern aesthetic to the house. All interior work is fully primed and finished with

warm white paint. Like the original Minim House, the finished interior option adds solid walnut floors, with an all-natural, no-VOC finish.

HVAC

We offer three HVAC options. You may wish to choose an individual option, or combine options 1+3, or 2+3.

- Option #1 is a mini-split unit, where a wall mounted, rectangular fan unit that both heats and cools. Note that this requires an outside condenser unit mounted to the side wall of the house.
- Option #2 is a 'through the wall' a/c unit (no heating), similar to the one in the original Minim House, mounted on the wall opposite the kitchen. There is no outside condenser unit, only an architectural grate flush with the exterior of the house. It may be combined with the desk casework option so it has a built-in appearance on the inside of the house (similar to the original Minim).
- Option #3 is the Dickinson propane heater, which mounts to the wall to the left of the front window, as in the original Minim House. This requires propane hookup, and includes all venting and gas lines.

Last, we recommend an energy recovery ventilator (ERV) for all units, to allow the appropriate amount of fresh into the unit each hour. The ERV fan unit is installed either under the sofa or in the closet, and ventilates the structure in an energy efficient way by recovering the heat or cool of the interior air, replacing it with outside air. [note that ERV option requires sofa or closet casework option]

KITCHEN UNIT + ADD ONS

The kitchen unit includes stainless kitchen cabinets, a stunning 11' long, 2" thick walnut butcher block, stainless sink with foot control pedals (hot and cold), point of use water heater and LED brushed nickel wall sconce. Included standard is an electric induction cooktop that is easily removed from the counter and stored. A built in, 2 burner propane cooktop with cutting board is an additional option (this may also be easily added at a later date if desired). The standard kitchen comes with a 6 cubic foot Avanti stainless refrigerator/freezer built in. This may be upgraded to a 12v/120v 7 cubic foot Novakool marine grade refrigerator that is highly efficient and best suited for off-grid applications. Additional options include a combination microwave/convection oven that fits in the standard microwave cabinet, and the dual mason jar rack with LED lighting seen in the original Minim House. *Note the standard Kitchen Unit assumes a pressurize water hookup.

BATH UNIT + ADD ONS

The bath unit includes a 4' x 6'5" bathroom with modern sink and faucet fixtures, full separate shower enclosure (4'x2'-8"), water heater, LED wall sconce in brushed nickel, solid sliding door, remote controlled exhaust fan, and walnut flooring. The standard unit includes a Kohler low flow flush toilet. For customers wishing to install a composting or incinerating toilet, the toilet may be eliminated from the order and credited. The only bath option currently offered is to replace the standard shower enclosure with a full stainless shower pan and enclosure. *Note the standard Bath Unit assumes a pressurize water hookup.

LIGHTING OPTIONS

You may choose to add additional lights apart from the ones included in the kitchen and bath units. The couch light is mounted to the left of the couch for reading. The platform light is mounted over the front wall for desk lighting. The rope lighting is mounted on the top of the rear window for general lighting. All lights are soft white, dimmable 120v LED light fixtures by George Kovacs.

CASEWORK

Casework options are as described. Two closet options are available, one on top of the platform, and another adjacent to the bath entry. Both closets together provide over 8 feet of closet space. The table option consists of a walnut table with 2" thick profile, top mounted on a hydraulic pedestal, with one floor base (placement TBD by the customer in positions A/B/C/D). Additional floor bases are available to allow greater table functionality, as in the original Minim House: coffee table, dining table, additional kitchen prep space.

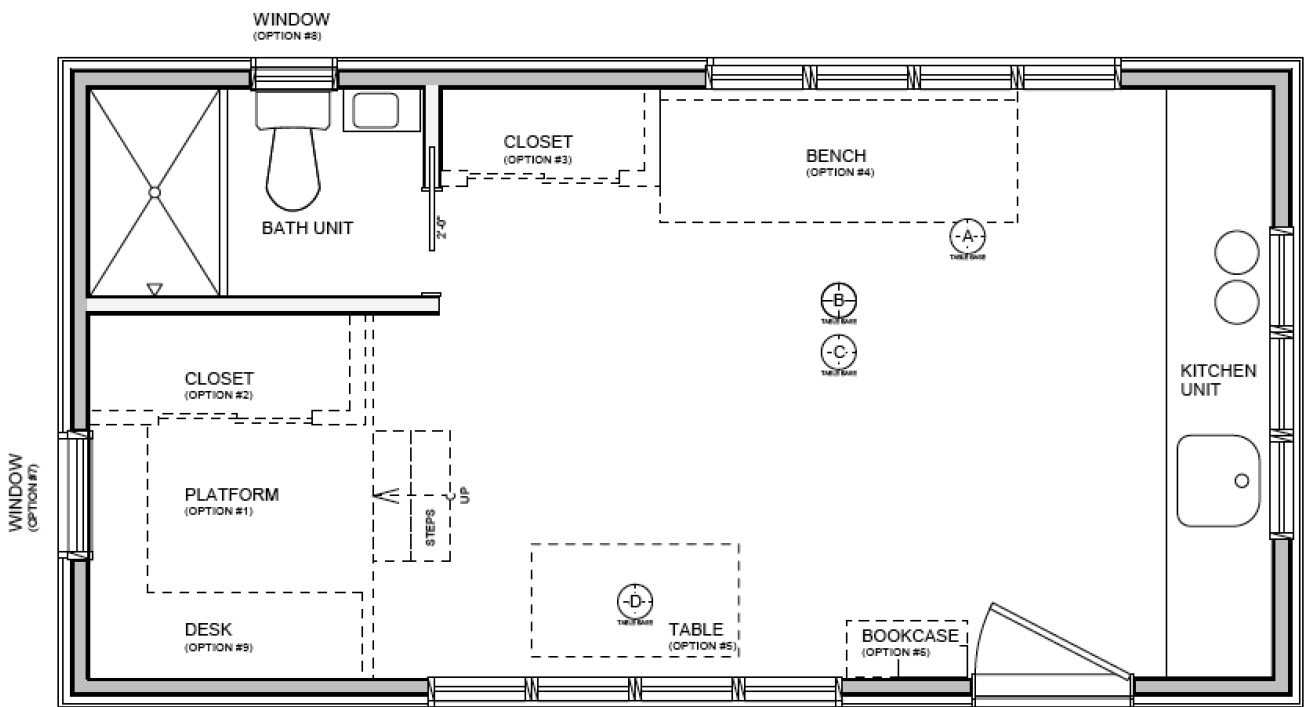
OFF GRID WATER PACKAGE

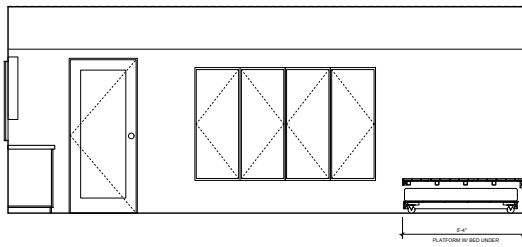
We are currently working on pricing for this option, which is designed for off-grid living, or in situations where there is not a pressurized water hookup. It will include onboard 40 gallon freshwater and greywater tanks, 12v Shurflo water pump, a Doulton three stage ceramic water filter, and associated plumbing. Note that exterior rainwater capture from the roof gutter and external cistern storage is the responsibility of the customer.

OFF GRID SOLAR PACKAGE

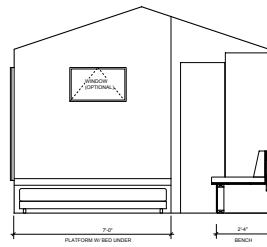
We are currently working on pricing for this option, which will include a 960w solar array, Outback solar charge controller, base 315 amp hour 12v Deka Solar battery bank, Outback charger/inverter and all associated wiring and 12V outlets. Sizing and pricing will be dependent on intended application.



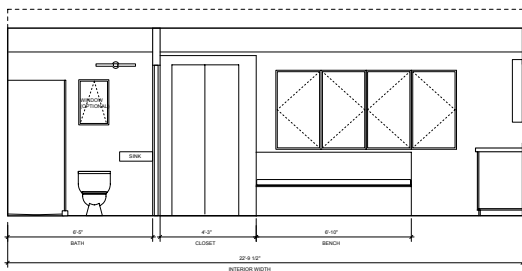




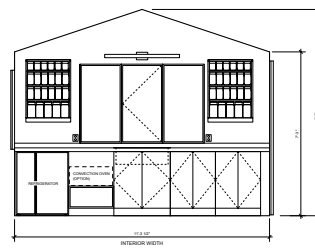
INTERIOR ELEV. - FRONT



INTERIOR ELEV. - LEFT

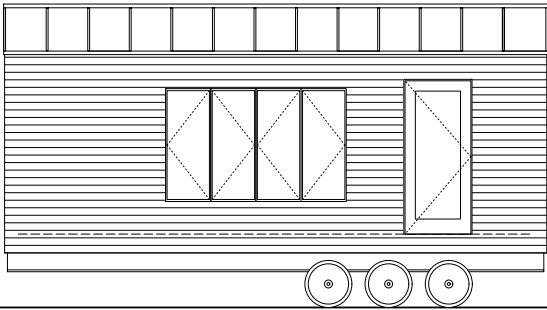


INTERIOR ELEV. - BACK

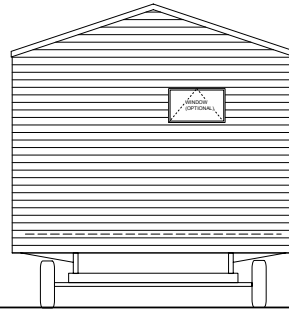


INTERIOR ELEV. - RIGHT

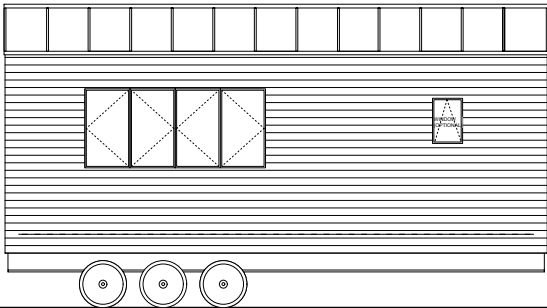
INTERIOR ELEVATIONS



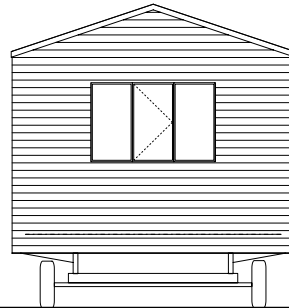
FRONT ELEVATION



LEFT ELEVATION



BACK ELEVATION



RIGHT ELEVATION

EXTERIOR ELEVATIONS