Installed Shed FAQ

Thinking about buying a shed but unsure where to start? You're in the right place.

We have answered the most common questions here. Take a quick scroll through and feel confident knowing what to expect before you buy.

Paint / Caulking

Do your sheds come painted?
Every shed comes professionally primed and ready for paint—giving you the freedom to choose the perfect color to match your home or style.

What do your sheds look like with primed siding?
The primed siding is light beige in color.

Do I need to paint my shed right away?
Yes. To keep your warranty valid, your shed must be painted within 30 days of installation. Be sure to:

- Paint all exposed edges, including the bottom edges of all siding and all six sides of the door with quality acrylic latex exterior paint. Don’t forget to paint all edges of the siding—especially the bottom—and all sides of the doors.
- Use premium exterior 100% acrylic-latex paint - satin or semi-gloss is best.
- Fill nail holes or knots with exterior wood putty.
- Caulk all seams and joints with acrylic latex caulk.

What paint do you recommend for the exterior?
We suggest a high-quality, exterior 100% acrylic latex paint. It’s easy to work with, durable, and widely available at hardware and paint stores. For the best results, caulk all horizontal seams before painting.

What kind of paint should I use on the floor?
For floors, use exterior porch and floor paint. If you store gas-powered tools or mowers, opt for garage floor paint for added durability. Our installers will not be able to paint your shed floor.

Foundation

Can my shed be installed on piers or another type of foundation?
For optimal support, we recommend placing your shed on a concrete slab, piers, or solid cement blocks.

Can you build on an existing concrete slab?
Yes, if the slab is level (within ½ inch) and the exact size of your shed. Please discuss with our team when scheduling installation. It takes extra labor and materials to secure the shed properly to a slab.

Can I choose where the shed goes in my yard?
Absolutely. You choose the location—but it needs to be fairly level, easy to access and compliant with your local building codes. Most areas require setbacks from property lines. Don't forget to check for underground utilities before choosing a spot!

Permits

What should I check before buying a shed to meet HOA or permit requirements?

Before ordering, ask yourself:

- Does your HOA require approval?
- Is the shed for basic storage or another use?
- If it's for anything beyond storage (like an office or studio), extra steps may be needed—like engineered drawings.
- Will it include features like electricity or A/C?
- These might require additional permits and build specs.
- We do not provide licensed electricians.

If you're unsure, give us a call at (734) 242-6900 and we'll help you understand what is required in your area.

What information will I need to get a permit?
Most local permit offices will ask for:

- A site plan showing where the shed will go
- Shed dimensions and material details
- Setback distances from property lines and nearby structures

We can provide the technical specs for your specific model to help with this process.

Will a permit inspection be required?
In many cities, yes. Inspectors may check things like the foundation, placement, or structural details. Your local permitting office can explain what is needed.

What happens if I build without a permit?
Building without a shed permit can lead to fines, delays, or being forced to move or remove your shed. We strongly recommend checking your local codes first.

Do HOAs have separate rules for sheds?
Yes. If you live in a neighborhood with an HOA, they may have their own guidelines about shed size, color, location, or visibility—on top of city requirements.

Can your team help me figure out if I need a permit?
We can't offer legal advice, but we're happy to give you your shed specs and foundation info to assist.

Is a permit required to build a shed?
It depends on your local codes. In most cases, permits are based on shed size and location. Contact your city or township to find out what applies to you.

Who's responsible for getting the permit?
You are responsible for obtaining any necessary permits. Where required, we will pull the permit for additional fees. Signed and stamped drawings can be obtained from our customer service department for a small fee – (734) 242-6900.

What is included in your permit service?
We'll coordinate the permit application process for you. You'll still be responsible for paying any city or county fees (like the permit cost or required drawings). We pass those costs along with no markup.

What if engineered drawings are required?
If your city requires engineered drawings, they cost $650 and are billed separately after your shed is purchased. This doesn't include the actual permit fee or the optional permit service.

How long does it take to get a shed permit?
Timing varies a lot. Some permits are approved in a few days; others take weeks. It depends on your city's process, staff availability and whether inspections are required.

How much does a shed permit cost?
Permit fees vary by location and shed size. Some are as low as $25, while others may be over $100. Check with your local permitting office for an exact amount.

Do I need a permit to replace an old shed?
Often, yes. Even if you're replacing a shed in the same spot, many cities still require a permit.

Can I place my shed anywhere on my property?
Not exactly. Most areas require "setbacks," which means you need to leave a certain amount of space between your shed and things like property lines, fences, or other buildings.

Will I need a separate permit for electrical work?
Yes. If you plan to add power—like outlets or lighting—you'll likely need a separate electrical permit and inspection.

Does the type of foundation affect the permit process?
It can. Sheds built on permanent foundations (like concrete slabs) sometimes have stricter requirements than those on runners or on a temporary base. Make sure to include your foundation plans when applying for the permit.

What size shed can I build without a permit?
That depends on where you live. Some areas allow sheds up to 120 sq. ft. without a permit—provided certain rules are followed (like no utilities and proper setbacks). Check with your local building department to be sure.

Materials

What is LP® SmartSide® Siding?
LP SmartSide® siding is an engineered wood product designed to offer the natural look of real wood with superior durability. It's made from wood strands that are treated with LP's SmartGuard® process—a proprietary blend of waxes, resins and zinc borate that helps protect against moisture, decay, termites and harsh weather.

We only use LP siding for our sheds because

- **Tough and Impact-Resistant**: Holds up well to everyday bumps, lawn tools and weather exposure
- **Weather-Resistant**: Engineered to resist warping, cracking and rot
- **Low Maintenance**: Primed and ready to paint, requiring less upkeep than traditional wood
- **Eco-Friendly**: Made from sustainably sourced wood and uses nearly the entire log in production
- **Attractive Finish**: Offers a clean, wood-grain appearance that complements backyard spaces

Do your sheds come with a floor?
Yes! All installed sheds comes with a pressure-treated floor system featuring 16 inch on-center joists, 5/8-inch OSB flooring and 4x4 treated runners.

What building materials do you use?
Our wood sheds are built to last, using materials similar to those used in homes:

- 40-year pressure-treated 4×4 runners
- Premium grade 2 x 3 or 2×4 framing
- 7/16-inch OSB roof sheathing
- LP® SmartSide® engineered treated wood siding
- Standard 3-tab or dimensional shingles

Will a lawn tractor fit inside my shed?
Yes, most models will! Our sheds feature extra-wide double doors, making it easy to drive tractors in and out.

What's the difference between standard 3-tab shingles and dimensional shingles?
Standard 3-tab shingles feature a 20-year warranty and are a flat, single-layer design that gives your roof a clean, uniform look. Our lifetime shingles are also known as dimensional or architectural shingles. They have a layered, textured appearance that adds depth and style. They're also thicker and more durable—offering better wind resistance and a longer lifespan than traditional 3-tab shingles. 12-inch,

Warranty / Maintenance / Protection

What kind of warranty comes with my shed?
Every shed includes a 10-year limited materials warranty and a 1-year warranty on labor.

Is installation covered by a warranty?
Yes! Your shed installation is backed by a 1-year labor warranty. We also stand by a 100% satisfaction guarantee—if something's not right, we'll fix it.

What is your recommended maintenance of my new storage shed?
Like your home, your new storage or recreational building will require occasional maintenance to ensure many years of use and enjoyment.
Here's how to keep it in great shape:

- Maintain it like your home!
- Repaint and caulk as needed to protect the siding and trim.
- Keep grass and plants away from the base to avoid moisture damage.
- Avoid damage from weed trimmers and lawn mowers
- Don't pile mulch, dirt, or firewood against the shed.
- Spray locksets with lubricant.
- Avoid letting sprinklers spray the shed.

Can I insulate my shed?
Yes, you can! Here are some tips:

- **Walls**: Use batt insulation between studs.
- **Roof**: Avoid batt insulation. Use rigid foam board but leave a 3½" gap between insulation and the roof deck for airflow.

- Add ridge and eave vents or other ventilation to prevent moisture buildup.
- You can also install a drop ceiling with airflow above.
- Always use roofing felt under shingles to block moisture.

Why does insulation matter?
Proper insulation and ventilation help prevent condensation and wood rot. Keeping air flowing through your shed keeps it dry and durable.

Installation

Are your sheds built on site?
Yes, all sheds are built on-site by our professional installers. The installer brings the shed components on the day of the build and requires 3 feet of clearance—perfect if you have a fenced yard or limited access.

What is your typical lead time for installation?
Installation is usually scheduled within 3–6 weeks after purchase (weather permitting). Lead times may be longer during peak seasons or sales events.

When will I hear from someone to schedule my installation?
We'll give you a call within three business days of your order to get your installation date scheduled. All dates are subject to change due to inclement weather.

What's included in the price of my shed?
Your shed price includes delivery, on-site installation, roof felt, drip edge, shingles, vents, wood floor system, and extra-wide double doors with threshold. If you plan on installing permanently on a concrete slab, please contact your installer before the installation date. They will swap floor materials for the materials needed to install on a concrete slab. There are no additional fees for the installer to carry materials to the build site.

What's not included?
Paint is sold separately and some municipalities may require engineered drawings, seismic, septic and wind permits.

Will the installer confirm my order before they arrive?
You will receive a call two days prior to your scheduled installation to confirm your order and date of delivery.

Can you remove my old shed?
Sorry, we don't offer shed removal or dismantling. The build site needs to be cleared before the scheduled installation date.

Do I need to be home during the shed installation?
You don't need to stay the whole time, but we ask someone over the age of 18 to be there at the beginning to confirm placement and again at the end for a final walkthrough.

Are your shed installers insured?
We require all of our installers to maintain appropriate liability, vehicle, and workman's compensation insurance. All installers are insured, background-checked and certified through our training program.

Should I tip the installer?
Tipping isn't expected—your installer is already paid for their work. We encourage our customers to rate our installers.

How long does installation take?
Most sheds under 120 square feet are built in one day. If your shed is larger, expect the job to take 2–3 days. It also depends on site preparation and drive time.

Is there an extra charge for accessories?
Our prices include installation as shown on our site. If you wish to purchase additional accessories, the prices are published on the website.

Site Preparation

How should I prepare my site before installation?
Here's what to do before we arrive:

- Make sure the build area is cleared and level within 6 inches (from front to back and side to side).
- If your site is uneven, you can purchase a leveling package to level up to 12 inches from the highest point in your yard.
- Most sheds need 3 feet of clearance around all sides including overhead. This includes powerlines and tree branches (4 feet for sheds over 160 sq. ft.).
- Place four stakes where you want the corners of the shed and a fifth where you'd like the center of the door.

- Ensure there's access to power within 150 feet of the site. If not, we'll need to bring a generator for a $100 fee.
- Make sure there's a clear path for carrying materials to the build site.

Can you still build if my yard isn't level?
Yes—as long as it's within 12 inches of level. We will level up to 6 inches using treated leveling materials at no additional charge. If it's beyond 6 inches of level, we can discuss alternative plans for anchoring and leveling your shed for an additional fee.

Can my shed be moved after it's installed?
Yes, our sheds are built on 4"x4" runners, making them portable. However, moving the shed after installation will void the warranty, as it's designed to remain at the original location.

Will you remove trees or old sheds from my yard?
No, we don't remove trees or excavate existing sheds. You'll need to clear the area beforehand. We also require at least 3 feet of clearance around and above the shed (4 feet for sheds over 160 sq. ft.).

Can all shed sizes be built on-site?
Yes! No matter how big or small, we build all shed sizes on-site.

What if it rains on my installation day?
Because we're an outdoor installation company, weather plays a big role in our scheduling. All installation dates are subject to change due to inclement weather. We cover large geographic areas, so even if it's clear at your location, weather from the previous day in another area may affect your schedule. If there's a delay, we'll notify you as soon as possible and reschedule for the next available date.

Miscellaneous

How do I read the shed dimensions?
Width comes first and is the side where the door is located. Depth comes second and peak height comes last. So, a 10-feet x 8-ft. x 9-ft. shed is 10 ft. wide (door side), 8 feet deep and has a peak height of 9-feet. Peak height is the measurement from the top of the roof to the floor.

Is there a limit to how many windows I can add?
Yes, there are some limitations. Windows can be added in every other wall section but not at the very ends of the building. Also, depending on where the windows are placed, some locations may not meet local building codes, so be sure to check with your municipality before finalizing your layout.

What if I want to add more upgrades to my shed later?
You can! However, it's usually more affordable to include all your accessories with your original order.

Can I get a refund after the shed is installed?
Once your shed is installed, the purchase is non-refundable. But if something's not right, we'll make it right.

What should I do if I receive defective parts?
Call us at (734) 242-6900. We'll send replacement parts or reimburse you if you purchase them locally. Just send us a copy of your receipt.

Quick Checklist Before Purchase

To help avoid delays or cancellations, please check the following before purchase:

- **Permit Requirements** – Have you confirmed whether your city or county requires a permit for a shed?
- **HOA Approval** – If you live in a neighborhood with an HOA, is your shed's size, style, and location approved?
- **Planning to use as a living space?**
  Before ordering, check your local building codes to ensure it's allowed. Additional charges may apply if your building department requires:
  - Engineered drawings
  - Additional permits or specific site requirements
  - Structural modifications to standard storage buildings
  - We do not run any utilities – if you plan on adding utilities, please notify us
  - Additional specifications may be required, and charges will apply