



Specifications and Construction System Overview:

All materials to build standard home

- Five sets of working blueprints
- Master Material Ship List complete lumber take-off
- Engineering packet with wind, seismic, exposure and snow loads for your building location
- Complete structural materials package featuring select Pacific Northwest lumber
- Hardware: thru-bolts, joist and rafter hangers
- Hand-built decorative cedar cupola

House framework & roof system details

- 6"x Premium Pacific Northwest (PNW) Doug fir posts, for main timber-frame typical with column bases
- 2"x exterior stud walls for perimeter with ½" CDX sheathing
- Versa-lam beams for roof rafters
- 2"x Cleat material (Hem-fir/standard and better rating)
- 2"x Roof purlins and outrigger material for customer-supplied spray foam insulation (Hem-fir/standard and better rating)
- 2"x Purlin blocks
- 2"x Bracing for posts
- ½" CDX roof sheathing with clips
- Shed roof material package includes: premium PNW Doug fir posts and beams, rafters with hangers, Versa-lam beams, ½" CDX roof sheathing, 2"x Premium PNW Doug fir tongue and groove
 - Main level designs 1 & 2: two (2) 12'-wide full-length shed roof packages.
 - Main level design 3: two (2) 12'-wide partially enclosed full-length shed roof packages
- 2"x Premium PNW Douglas Fir tongue and groove for lower perimeter walls
- Rough-sawn fir sheathing with tight knot Northwest Cedar battens over gable end 2"x stud walls
- One (1) pre-built decorative hayloft door set for front gable end
- 1"x Tight knot Northwest Cedar fascia with 2"x sub-fascia (Hem-fir/standard and better rating)
- 1"x Tight knot Northwest Cedar wall and corner trim

Roof dormer package includes:

- Package A: two (2) 8' gable dormer packages (includes total of two (2) 4'0"x 4'0" sliding windows) and one (1) 36' shed roof dormer package (includes three (3) 6'0"x 3'0" sliding windows)
- Package B: two (2) 36' shed roof dormer packages (includes five (5) 6'0"x 3'0" sliding windows).
- Main floor living area includes:
 - 2"x stud walls as shown on predetermined floor plan
 - 2"x floor joist and hangers (Hem-fir/standard and better rating)



Door and window package

- Option 1: four (4) 3'0"x5'0" sliding windows and one (1) 3'x3'6" sliding window
- Option 2: eight (8) 3'0"x5'0" sliding windows and one (1) 3'x3'6" sliding window
- Option 3: eight (8) 3'0"x5'0" sliding windows and one (1) 3'x3'6" sliding window

Second floor living area includes:

- 2"x stud walls as shown on predetermined floor plan
- 2"x floor joist (Hem-fir/standard and better rating)
- Glulam rim joists
- 3/4" CDX floor sheathing (T&G)
- Stairway with handrail material package (uncut 2"x Douglas Fir stringers, 2"x pickets and 2"x rail material), pre-cut stair treads

Barn Pros "Signature Service" provides:

- Barn Pros "Lifetime" Limited Structural & Hardware Warranty
- Service & Support: Barn Pros takes great pride in providing contractor and homeowner support throughout the build. Whether it be clarifying a connection detail, or providing insight on some tricks of the trade, we are here to ensure your build is successful.

NOTE:

While a Barn Pros building kit is extremely complete, there are items that will be provided by builder if applicable. These may include: roofing material and underlayment, fasteners (nails and screws for provided hangers), miscellaneous blocking (if not repurposed from supplied bracing), electrical, plumbing, drywall, insulation, concrete and labor. This list is not exhaustive and may vary based on model. Please consult a Barn Pros Project Specialist for clarification. All permits and related fees are purchaser's responsibility.

Materials:

- Lumber species listed are predominate in quantity. Small variations in species aren't uncommon and if included in your order would be indistinguishable from one another.
- All tongue and groove provided is Pacific Northwest Douglas fir "select grade" milled to both surfaces.
- Standard window packages provided (if any) are Jeld-Wen (vinyl) brand in Desert Sand.
- If products are unavailable in your area an equivalent will be sourced by Barn Pros.