

2022 - BARND0 GUIDE



BUILDING YOUR DREAM BARND0

When you're not sure where to start.
Use this guide for information
regarding design, land improvement,
construction costs, and financing.

[THEBARNDOCO.COM](https://thebarndoco.com)

THE BARNDOS CO

TEAM



TJ NORRIS & ROSS LEDFORD

Barndominium Experts

The team brings over 20 years of construction experience. Constructing the first barndo in 1993, barns have been in our blood for a long time. Ross has been a successful General Contractor for over 15 years; while TJ has served as a Real Estate and Construction expert for over 10 years.



THE BARNDO CO

OUR PROMISE TO YOU.

We strive to operate with integrity at The Barndo Co. We will never ask you to sign a contract or commit to building without having all of the information in place. We have found over the years that information can be misleading or even false within the barndominium communities, and we are here to fix that. Our objective is to allow you to create and design plans, generate custom specifications you desire, and offer a fully inclusive on-site experience to deliver to you a "turn-key", no hidden-fee, fixed rate price.

We believe in putting people over profits and creating a lasting impact within the Barndominium Community.

STEPS TO BARNDOS SUCCESS

01 TALK TO A LENDER | ESTABLISH YOUR BUDGET

It is important to discuss your desired budget and find out what is possible and what your limits are financially.

02 TALK TO AN EXPERT

Information is free. Vet the people you are seeking advice from and make sure they are a reputable and reliable source of information.

03 FIND YOUR LAND

Whether you own your land or need to purchase it, having a clear survey and recorded deed to your land is essential.

04 DESIGN YOUR BARNDOS

Working with a professional design team can be inexpensive and extremely beneficial. Make sure your designer has experience with Post Frame Barndo construction so you can avoid additional fees for redesign later.

05 SPECIFICATIONS IN WRITING

Once you have plans you need to spec your build and get everything in writing that is included in your build. Don't sign an open ended contract, you need a room by room set of specifications covering the details. DETAILS MATTER!

06 NO PRESSURE PROPOSAL

Once you have plans, specifications, and a proper site visit; ask for a custom proposal for your review before signing any contracts. Building a home is a big commitment and expense, make sure you have all the information.

07 ENJOY THE PROCESS

Now you just wait and enjoy the process. You will get to live in your barndo forever, but you only get to build it once. Don't rush through and forget to enjoy the process.

FINANCING

CONSTRUCTION TO PERM (C2P)

Building your home can be stressful. Whether you already own your land or you want to buy land and build, our mortgage partners can finance your land and construction and save you money with a one-time closing with the Construction to Permanent (C2P) Program.



LOAN TIMELINE:

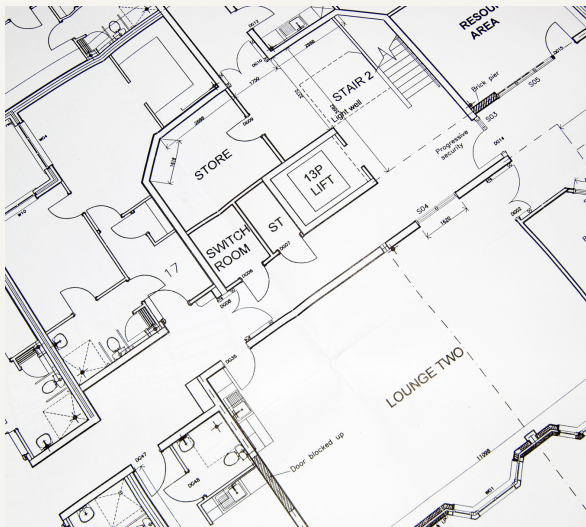
The C2P timeline is longer than a normal home mortgage loan. This is because the lender has to verify and approve not only your information but your builder's contract as well as review the construction plans and specifications.

ASK US FOR A LIST OF OUR FINANCIAL PARTNERS!

ONBOARDING PROCESS

DESIGN

Select, Modify, and/or design a custom barndo with our in-house design team.



SPECS

Select all the finishes, trims, and fixtures for your new home.



SITE VISIT

We will evaluate your build site for proper foundation and site improvement costs.



CUSTOM PROPOSAL

Receive a fully custom proposal with all considerations to know the exact cost for your build.



OUR SYSTEM

At The Barndo Co, we rely on a hybrid construction system. Rather than being fully sold on one style of construction, we strive to combine the best of both worlds. By utilizing the builder friendly methods of post frame construction combined with the power of Steel Trusses.



Wooden posts (6x6) typical spacing of 8' O.C. for maximum load transfer.



Fully Engineered Steel trusses are designed and constructed specific to each build.



No posts in the ground! We utilize a mechanically fastened post collar system that keeps wood out of the dirt and prohibits ground rot and keeps you code compliant.



High performance insulation systems



Monolithic Concrete Foundation is the preferred method. However we can implement stem wall foundations, basements, and walk out basements.



ADA Compliant "zero" entry builds are something we are passionate about and we typically include 3'0 doors into all bedrooms and bathrooms.

POST FRAME (POLE BARN)

We are often asked what type of construction our barndominiums are considered to be. While we do utilize the hybrid system, the style in which we build is post frame. We do not bury posts into the ground, and we do not backfill concrete after construction. We build with the highest level of detail and meet or exceed all IBC standards.

DRAW SCHEDULE

Our typical draw schedule is based off of our cash draw policy. Most lenders will allow us as many as eight (8) separate draws during the construction of your barndominium but we will often try to keep it to four (4) as outlined below.



01

INITIAL FUNDING

40% of the cost of construction is funded into our escrow account for all cash constructed buildings. If you are using a lender we require a minimum of 10% at closing to begin construction.

02

SECOND DRAW

Second draw is typically 25% and is collected once the barndo is considered "in the dry" and meets the contract language we agree to. A lenders second draw typically is the largest draw and can be 40% or more.

03

THIRD DRAW

Third draw is typically 25% and is collected once the barndo is fully roughed in with plumbing, electrical, and HVAC. We will default to our contract agreement but this is typical.

04

FINAL DRAW

Final draw is typically collected at punchout prior to issuing of Certificate of Occupancy and final affidavits from builder. This is the final draw before move in day!

YOUR BRAND NAME HERE

SELECTIONS

The beauty of barndominium building is the design freedom you have.

When preparing for your onboarding spec meeting you can consider some of these items below. Keep in mind, everything is customizable but these are a few standard options.

EXTERIOR COLOR

Your siding color choice
Your roof color choice
Trim, gutters, and accents

ENTRY DOORS

Select from our lineup of doors or provide your own custom doors.

WINDOWS

Style, color, and size. Our standard window is white, single hung, vinyl. We have several options available.

PORCH COLUMNS

Standard: Treated Pine Posts
Upgrade to kiln dried treated timbers for stain/paint grade quality.

FLOORING

Concrete is our standard floor
Polished, Stained, or Stamped
We also offer LVP, Carpet, and Laminate.

DOORS / TRIM

Hollowcore interior doors are standard with our "farmhouse" trim. (1x6 baseboards and 1x4 "T" Style door casings.

KITCHEN

Pre finished RTA cabinets are standard. Our most common style is "shaker". We also include Level 1 Granite countertops on every build.

BATHROOMS

Master Bath includes a tile shower and soaking tub. Other bathrooms are typically tub/shower inserts as standard.

THE BARNDO CO

CLIENT TESTIMONIALS



DYLAN AND KERRI PINYON

The Barndo Co showed up on day one and started work. I am very impressed with their process. No wasted time. Straight to the point.



NEAL AND AMANDA BUCKLEY

The Barndo Co doesn't waste any time. They were here until 9pm running our plumbing lines. We are thankful we found them!



STEPHEN AND MEGAN RICKARD

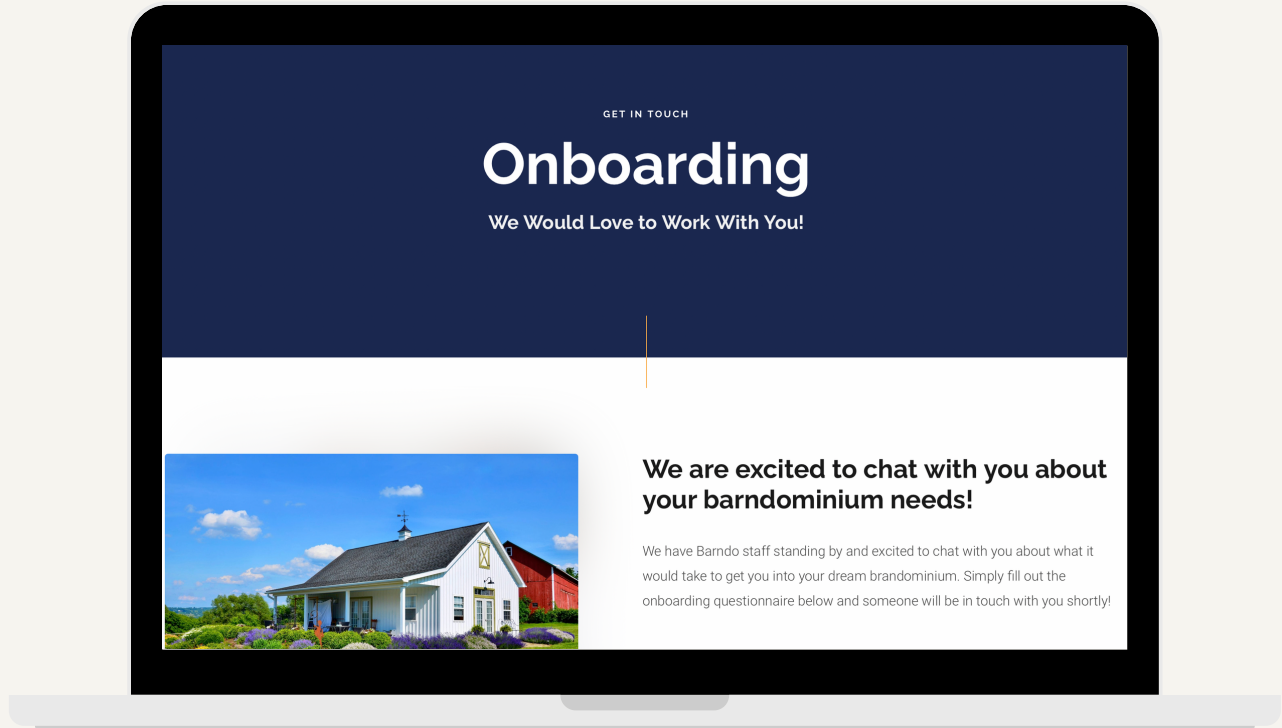
The Barndo Co made the process extremely smooth for us. From designing our home to working with our lender; we couldn't have asked for a better outcome.



RICK MOESSNER

The Barndo Co Team was a pleasure to work with. They answered all of my questions quickly and professionally. They helped us create our dream Lake House. They handled everything with extreme care.

SCHEDULE YOUR CALL!



THE BARNDO CO

SIGN UP FOR YOUR CALL TODAY!

If you're ready to get started, schedule your call today to speak to one of our sales team members to get you started and answer any additional questions you may have. We are excited to work with you!

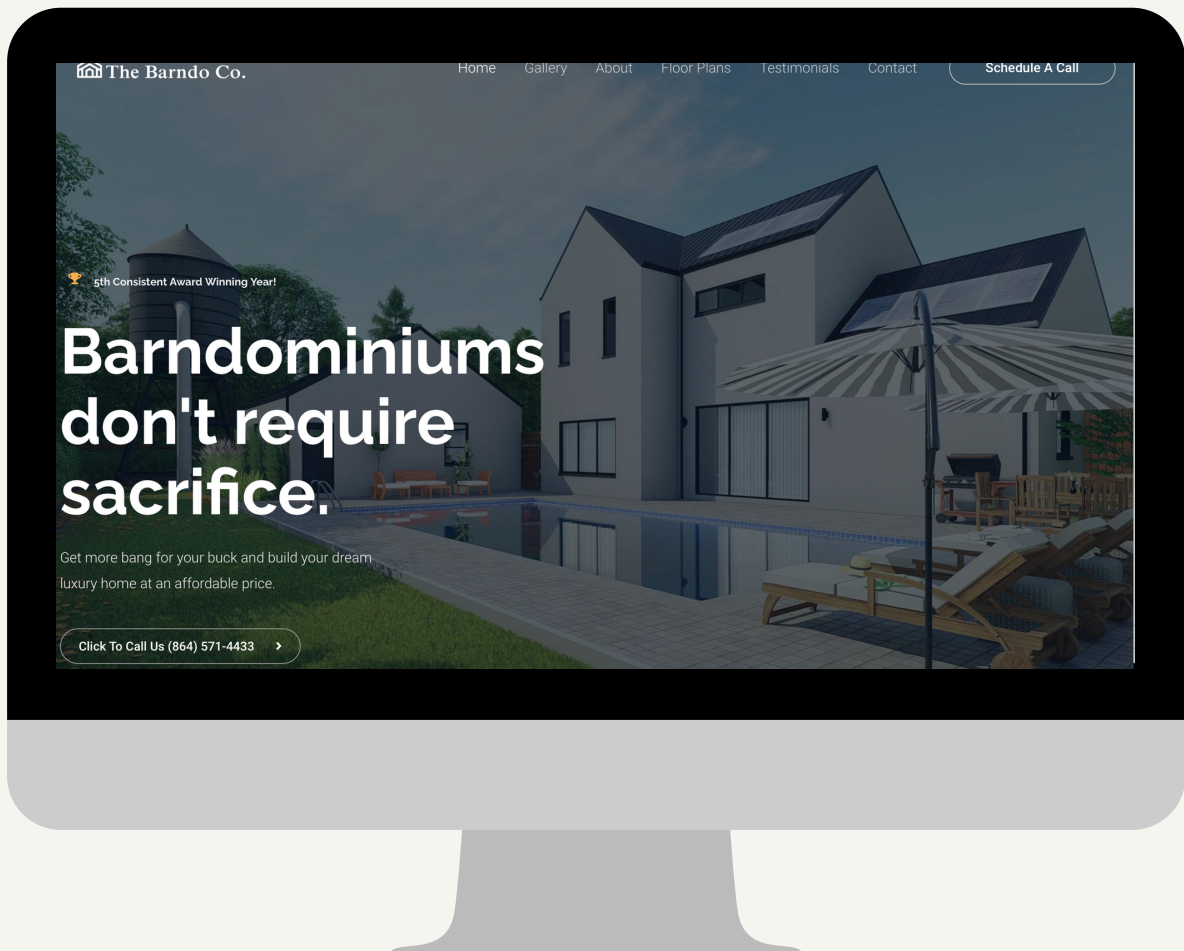
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THE BARND0 CO

BROWSE SOME PLANS AND BUILDS

We are proud to offer a robust gallery of stock plans, as well as several photo galleries of completed projects. Take some time and visit our website.

THEBARNDOCO.COM



THANK YOU!

We are thankful that you have taken the time to consider us for your project. We know that there are plenty of options but we pride ourselves on being the best. If we can assist you in any way, feel free to reach out to us!

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