



Assembly Book

Revised February 6, 2026



Handcrafted Homestead No Loft - 12' x 16'

Manufactured by RBS Holdings, LLC

205 Arlington Drive

Greenville, PA 16125

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IMPORTANT INFORMATION ABOUT YOUR KIT

Thank you for purchasing our kit. Please read the following information before beginning construction. Always check with your local HOA or building code office for any requirements or restrictions.

Floor: Wood flooring is sold optionally. You may choose to build your own or pour a cement pad.

Always wear safety glasses when cutting or nailing!

Tools Required: Hand or Circular Saw
Cordless Drill
Hammer
Pencil

Level
Measuring Tape
6'-8' Ladder(s)

Safety Glasses
Dust Mask
Phillips Screwdriver
Framing Square

Additional Materials - **Not included in kit:**

Windows are purchased separately

Required: Shingles or metal roofing, Drip Edge, Roofing Nails or Screws, Paint

Optional: Caulk, Ridge Vent

Terminology:

Square - Confirm corners are at 90 degrees

Plumb - Confirm walls and trusses are straight vertically

Wall Plate - Top and bottom 2x4s used to frame walls

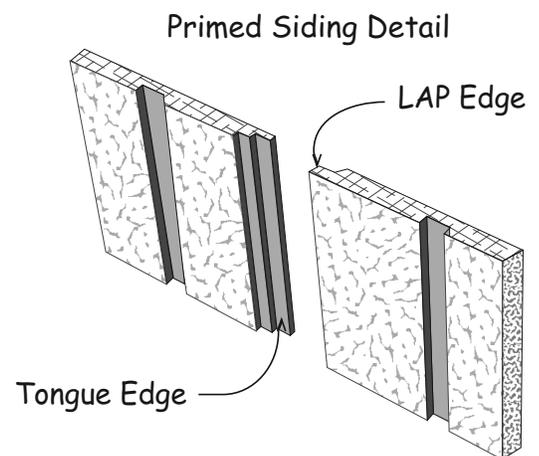
Tie Plate - 2x4s connecting wall sections together

Header - Spans top of door opening

OSB - Oriented Strand Board

LAP - Edge of siding that overlaps

Tongue - Edge of siding that is overlapped



Organize:

Unpack all items & organize according to size and type. This will make items easier to find when instructed.

Review the parts list on the back page. Should there be missing items or sub-par material contact Best Barns Customer Service.

DO NOT discard any material including the pallet until your project is complete.

Assembly:

Review all instructions before you begin. Please follow steps carefully and in sequence for successful results.

If you have any questions we are happy to assist you. Please contact us at:

800-245-1577 - Mon - Fri 8AM - 5PM EST

724-866-4357 - After hours and weekends

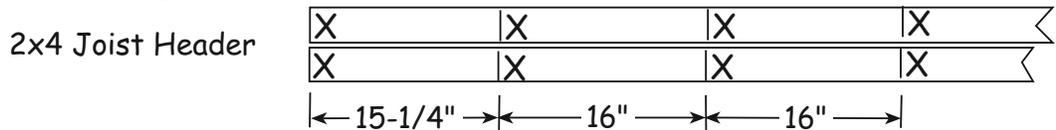
Email - questions@barnkits.com

Constructing Details for Deluxe Floor System

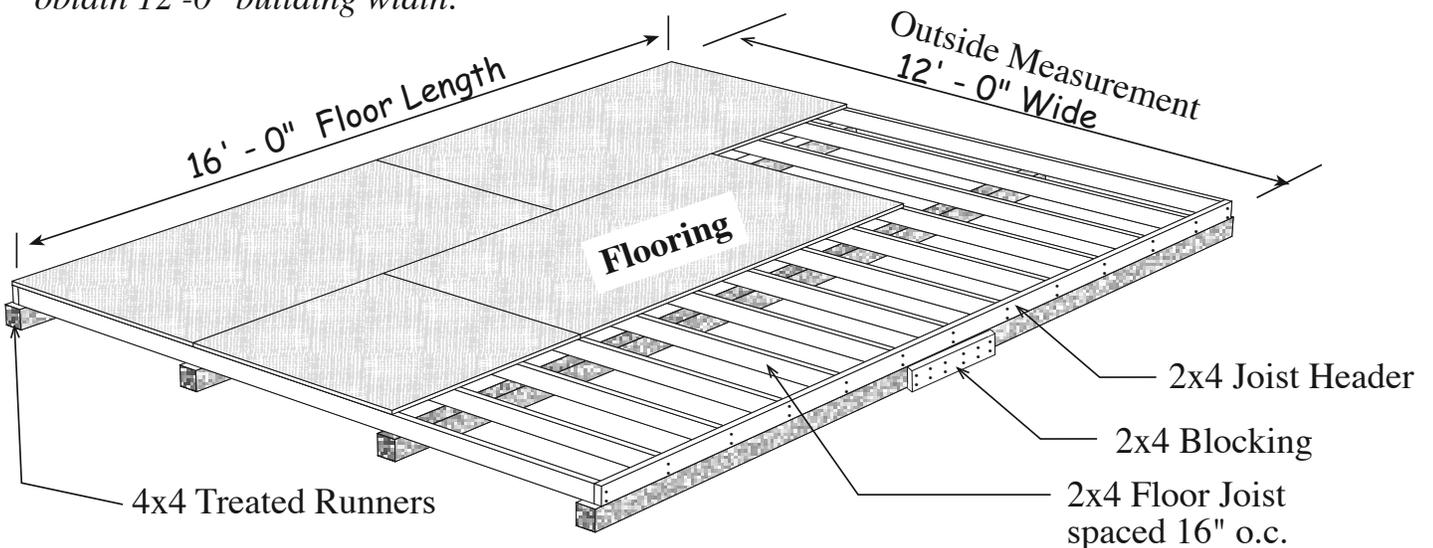
Floor System is optionally purchased

Foundation size is 12'-0" x 16'-0". Check local building codes in your area, the construction may have to change. For a concrete slab, install sill sealer as a moisture barrier between the concrete and the wall plates. Foam sill sealer can be purchased at home centers in rolls 3-1/2" or wider.

1. Cut (2) two 2x4-8' boards into 2' long blocks. Butt the 4x4-8' timbers together to make 16' runners. Secure the 4x4s together with the 2' long 2x4 blocks and 16d galvanized nails.
2. Cut (2) two 2x4 joist headers to 16' - 0". Layout for 16" on center joist spacing. 'X' marks where floor joist will be placed.



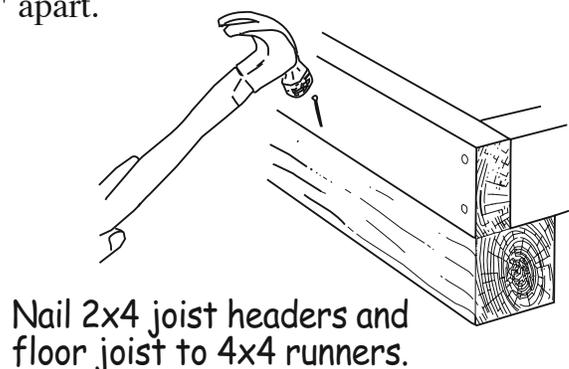
3. Cut 2x4-12' floor joist to 11'-9". *Treated lumber may be thicker than 1-1/2". Take this into account when cutting the length of floor joists. Shorten joist measurements if necessary to obtain 12'-0" building width.*



It is important that the floor be level and square. Square the floor as follows: before nailing the flooring, measure the floor diagonally (corner to corner). Then measure the opposite corners; these measurements will be the same when the floor is square. Toenail frame to the 4x4 runners.

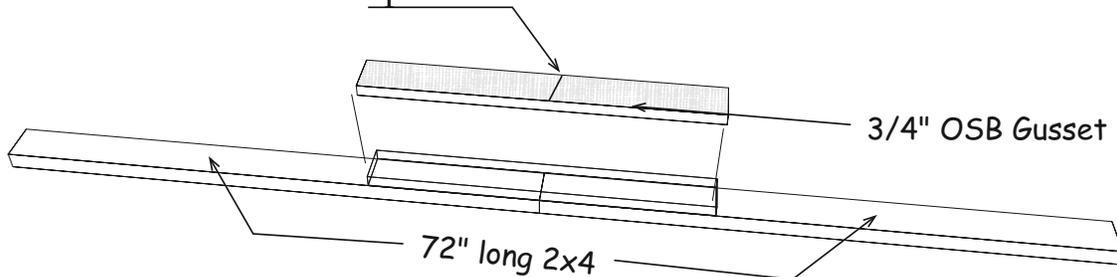
Install the flooring with 8d galvanized nails spaced 8" apart.

Material Description	Qty. & Size
2x4 Treated Blocking	2 pcs. 8'
2x4 Treated Floor Joists	13 pcs. 12'
2x4 Treated Joist Headers	2 pcs. 16'
4x4 Treated Runners	8 pcs. 8'
Flooring: 5/8" or 3/4"	6 pcs. 4x8
Galv. Spiral Floor Nails	3 lbs. 8d
Galvanized Deck Nails	3 lbs. 16d

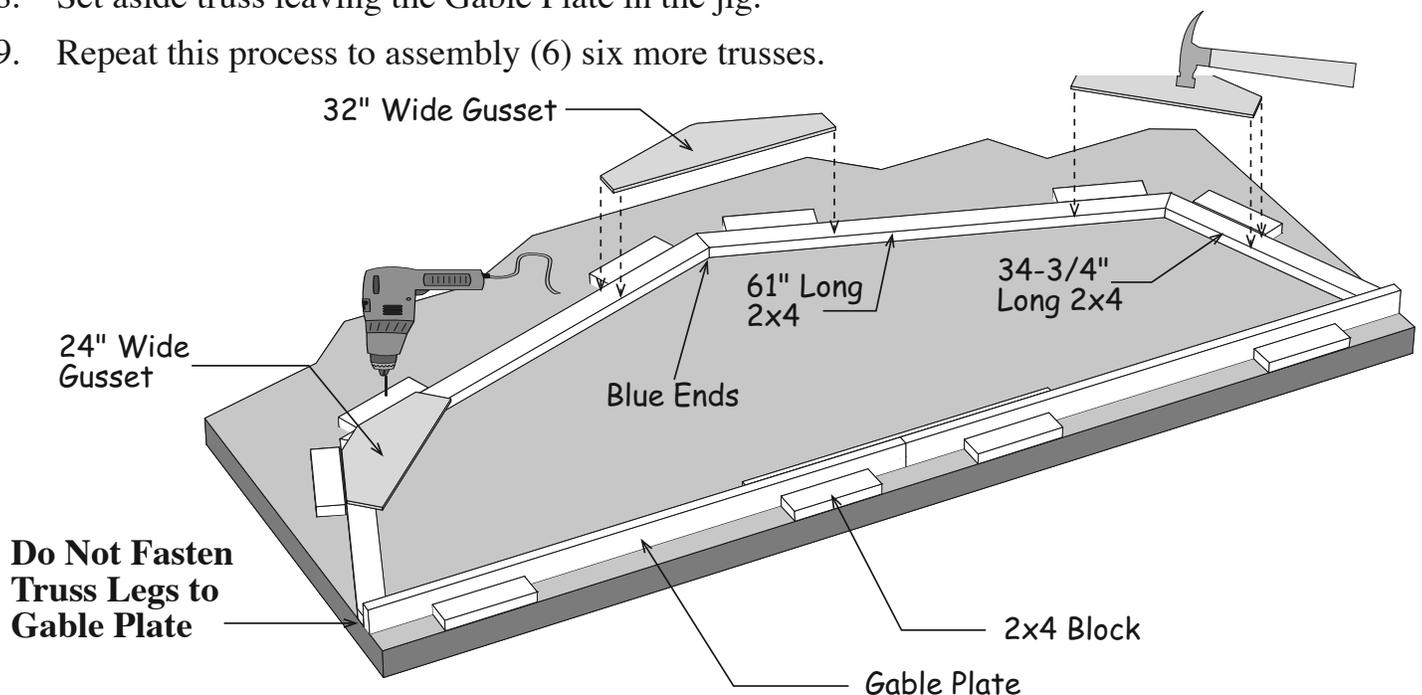


Step 1 Assemble Trusses

1. Butt (2) two 72" long 2x4s together and secure them by nailing a 3-1/2" x 42-3/4" long OSB gusset across the top where they butt together. Use 6d common nails. Install the gusset with the center line lined up where the 2x4 meet.



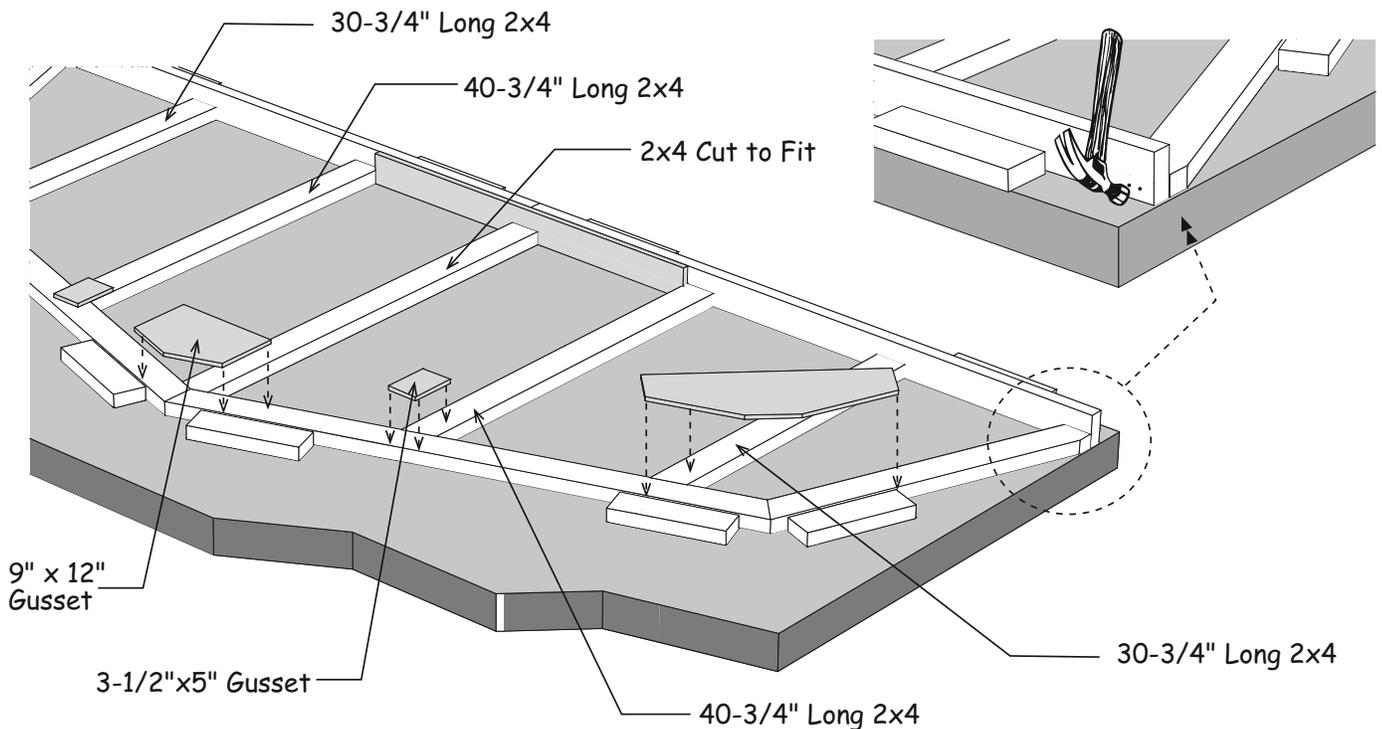
2. Repeat to assemble another Gable Plate.
3. Position a Gable Plate on the floor with the narrow edge side down. **DO NOT** attach this plate to the rafters in the next step. It is temporarily used to hold the rafters in place.
4. Gather (2) two 61" and (2) two 34-3/4" long 2x4 rafters and arrange as shown below. The 61" long rafters will have a blue end which butt together at the peak. Measure diagonally from where the 61" and 34-3/4" boards meet to the opposite end of the Gable Plate. Repeat on the other side. The measurement should be the same or within 3/8". Adjust position of the boards if necessary.
5. Temporarily screw short 2x4s that may have angle cuts around the truss. These will insure the remaining trusses are built identically.
6. Secure rafters together with (2) two 24" wide gussets and a 32" wide gusset at the peak. Use (25) twenty-five 6d common nails spaced evenly on each gusset.
7. Turn truss over and secure gussets to other side.
8. Set aside truss leaving the Gable Plate in the jig.
9. Repeat this process to assembly (6) six more trusses.



Step 2 Assemble Roof Gables

1. Place (2) two 61" and (2) two 34-3/4" long 2x4 rafters in jig as done for trusses.
2. Place (2) two 40-3/4" long 2x4s with angle cut on one end. Secure the bottom to the 2x4 Gable Plate by nailing through plate with (2) two 10d sinkers. Secure the top with 3-1/2"x5" gussets using (4) four 6d common nails.
3. Place (2) two 30-3/4" long 2x4s with an angle cut on one end. Nail through Gable Plate. Secure 61" and 34-3/4" long rafters and top of 30-3/4" long 2x4 with 24" wide gussets
4. Cut a 50" long 2x4 with angles on one end to fit between Gable Plate and under center of truss peak. Nail through Gable Plate and OSB gusset with (2) two 10d sinkers. Secure the top with a 9"x12" gusset.
5. Nail truss leg to 12' Gable Plate with 10d sinkers.
6. Repeat steps to assemble another roof gable.

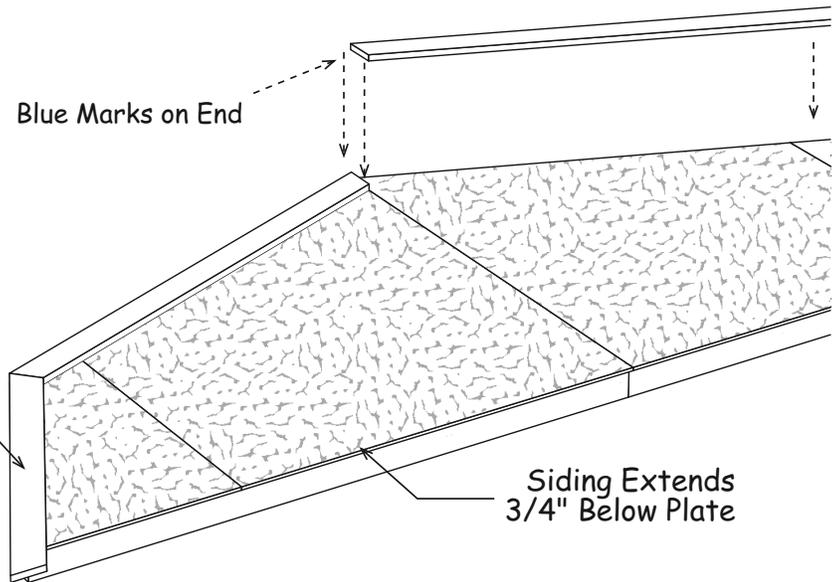
 Remove short 2x4 blocks.



Step 3 Apply Siding and Trim to Roof Gables

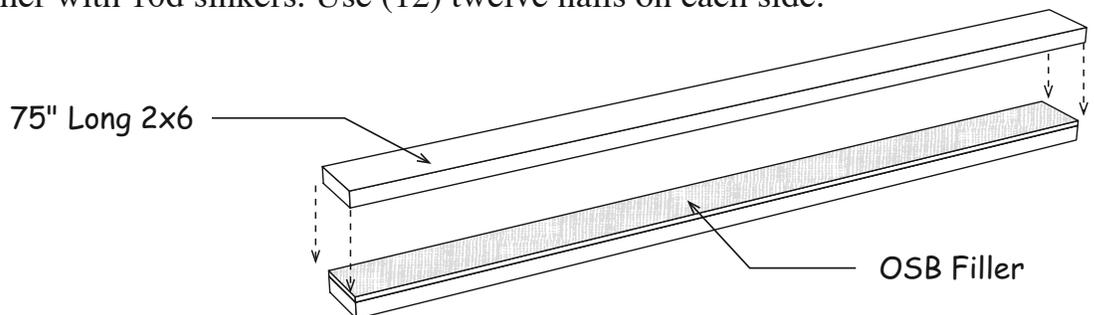
 **Note:** Gable siding will be applied from left to right on rear gable and right to left on front gable. 'LAP edge will overlap 'Tongue' edge.

1. Turn the gable frame over. Position the Gable Plate over edge of floor so gable lays flat.
2. Install pre-cut siding on rear gable. Bottom of siding extends 3/4" below the gable plate. Use 6d galv. nails spaced 8" apart.
3. Install (2) two 61" long 1x4 gable trim flush with the top edge of the gable. Install the ends with blue marks together. Install trim with 6d galv. nails.
4. Install (2) two 42-1/2" long 1x4 gable trim flush with the side edge of the gable. Trim will extend below Gable Plate.
5. Install siding and trim on the front gable.

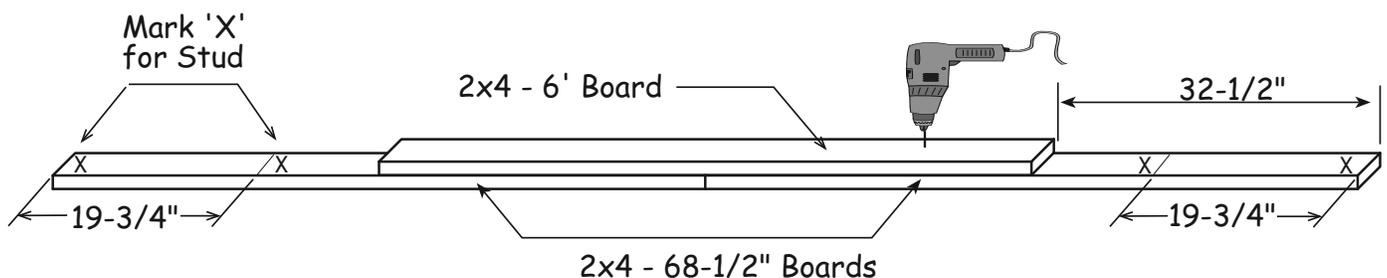


Step 4 Assemble Door Header & Bottom Wall Plate

Assemble door header using (2) two 75" long 2x6 boards and a 75" OSB filler panel. Nail header together with 10d sinkers. Use (12) twelve nails on each side.



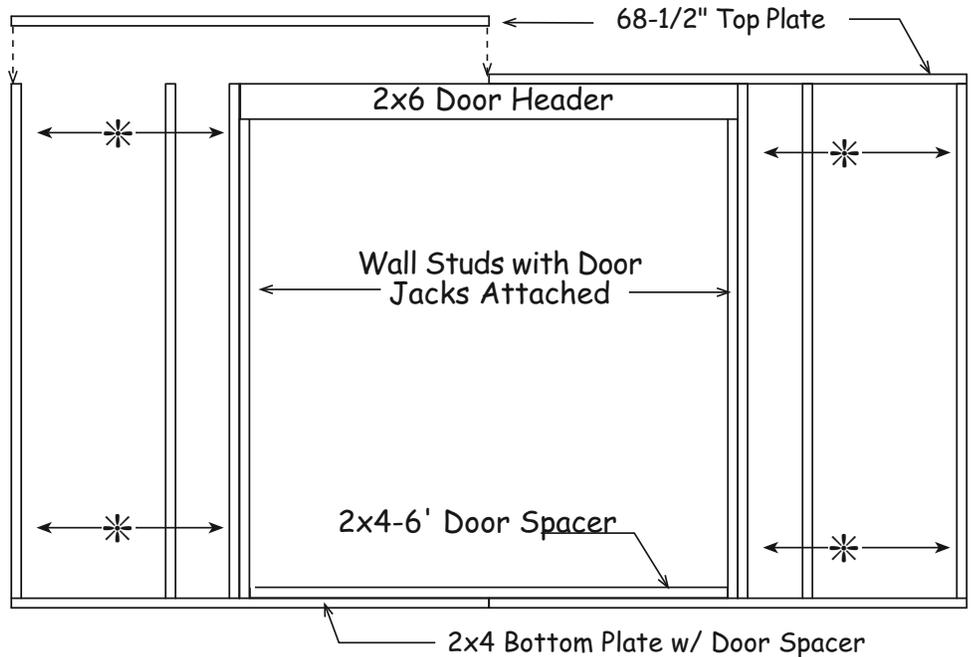
Butt (2) two 68-1/2" boards together. Center a 2x4-6' board (used as door spacer) on top and temporarily screw the boards together using (4) four 2-1/2" wood screws. Mark stud spacing as shown below.



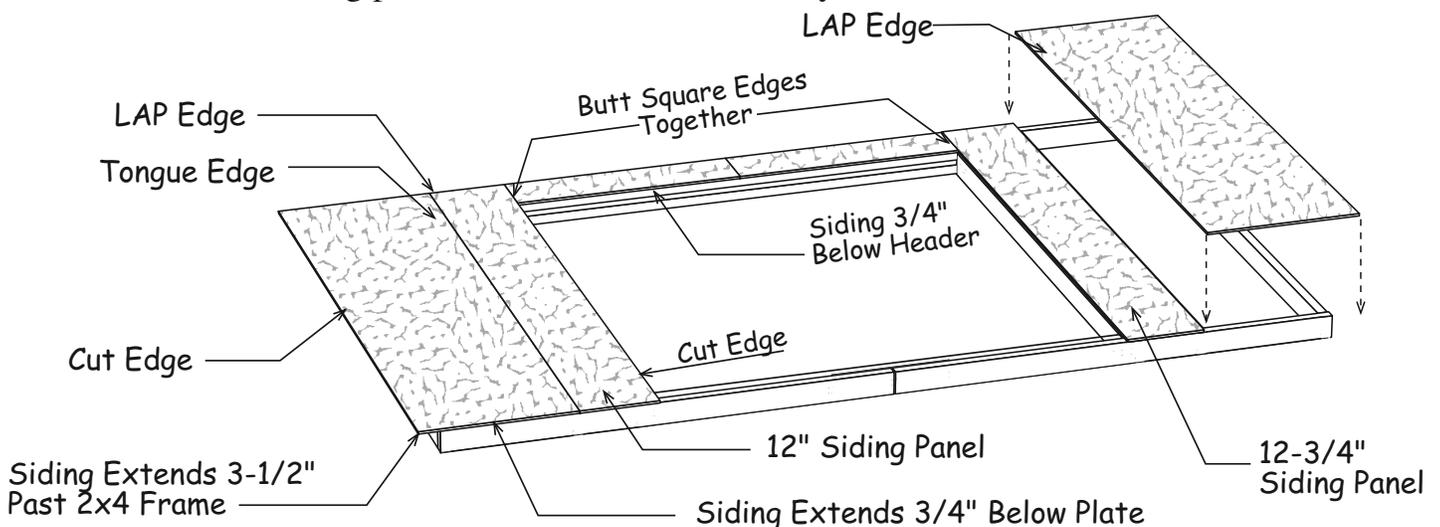
Step 5 Assemble Front Wall

1. Gather the material listed below to assemble the door wall.
2. Install (4) four 80-1/4" wall studs over the 'X' marks. Use (2) two 10d sinkers on each end.
3. Install pre-built studs with the door jacks attached to either side of the door spacer.
4. Install door header on the door jacks. Use 10d sinkers.

Material List	
2	68-1/2" Wall Plates
4	80-1/4" Wall Studs
2	80-1/4" Wall Studs w/ door jacks attached
1	Door Header from Step 4
1	Bottom Plate from Step 4

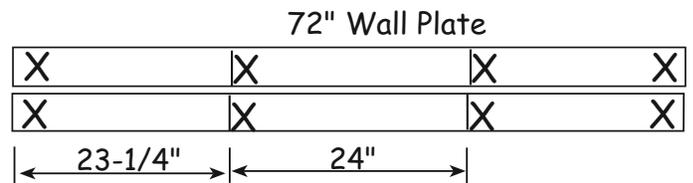


5. Square wall frame. *Measure diagonally (corner to corner). The measurements will be the same when the wall is square.*
6. Locate a 12" siding panel that has a 'LAP' edge. Position the 'cut' edge flush with the left side of the door opening. **Do not** nail the 'LAP' edge until the other siding is applied. Siding should extend 3/4" below the bottom plate. Use 6d galv. nails spaced 8" apart.
7. Select the 24" wide siding panel, *with the 'tongue edge'*, and install this siding panel at the left end of the wall frame as shown below. Siding should extend 3-1/2" past frame.
8. Install (2) two 7-3/4" pre-cut siding panels over the door opening, flush with the top plate.
9. Install a 12-3/4" siding panel with the 'cut' edge flush with the side of the door opening.
10. Install the last siding panel. It will extend 3-1/2" beyond the 2x4 wall frame.

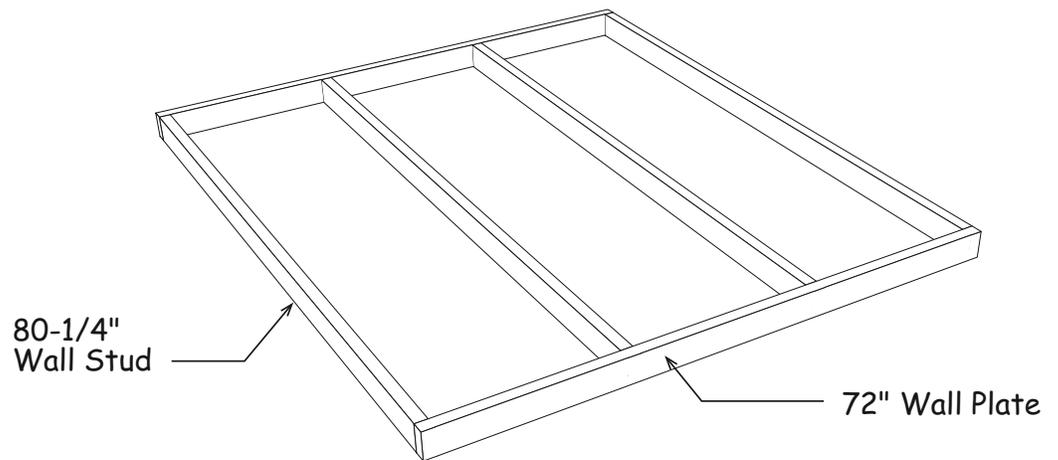


Step 6A Assemble Side Walls

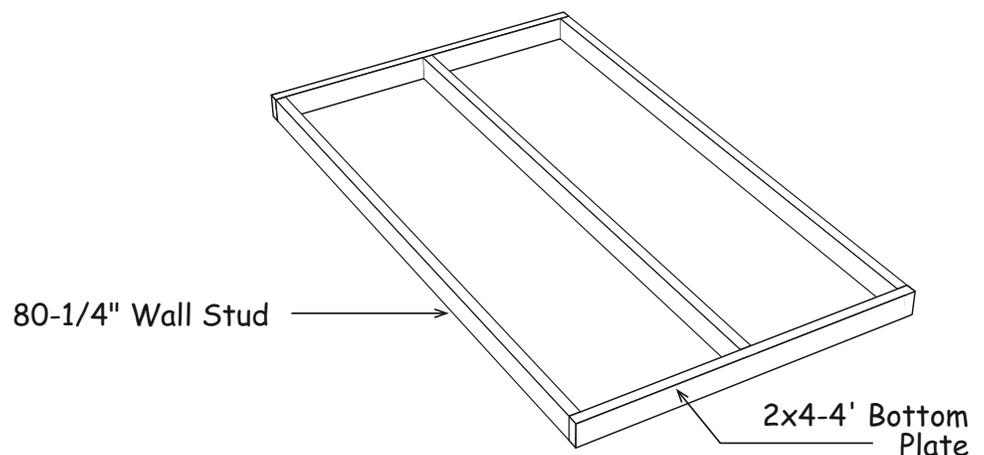
1. Position (2) two 2x4-72" boards together and indicate with 'X' marks, where the wall studs will be located.



2. Install (4) four 80-1/4" long wall studs between the wall plates. User (2) two 10d sinkers at each end of stud.



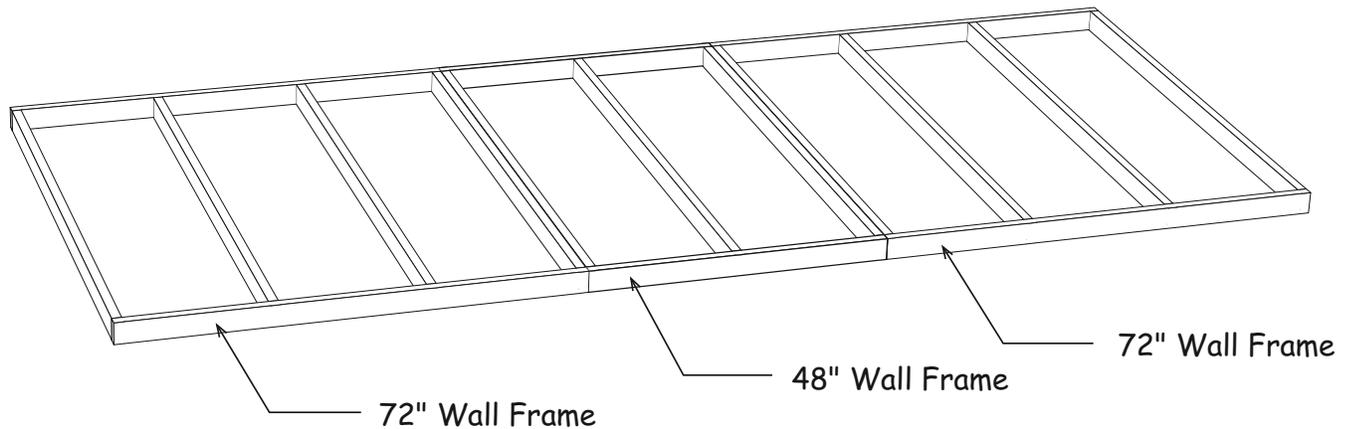
3. Repeat process to assemble (3) three more 72" wall frames.
4. Install (3) three 2x4-80-1/4" wall studs between (2) two 48" long 2x4s boards. Install the stud in the center of the wall frame.



5. Repeat to assemble another 4' wall section.

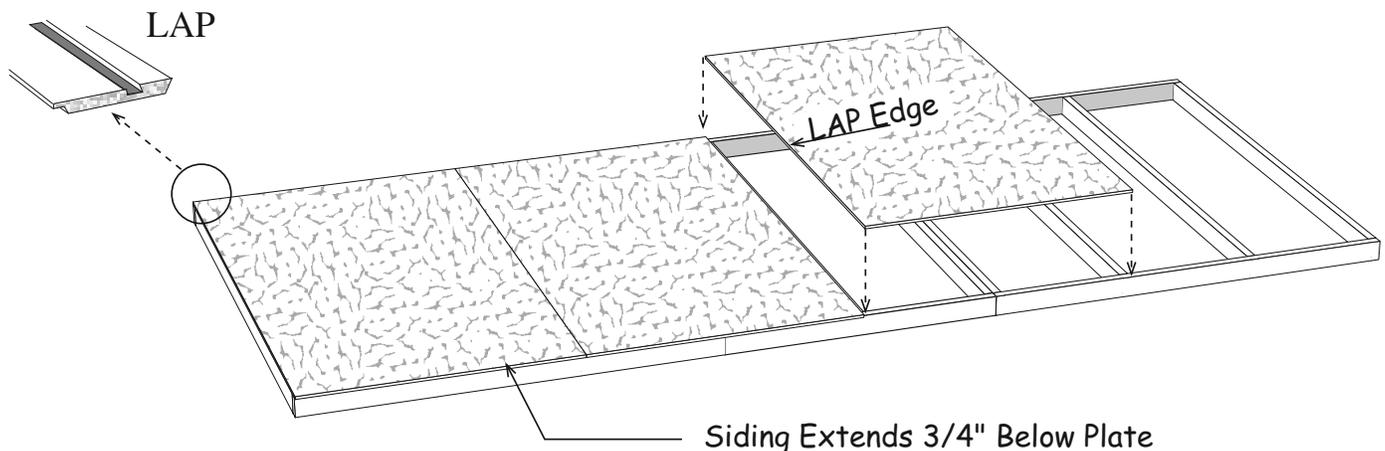
Step 6B Assemble Side Walls Continued

6. Position a 48" wide wall frame between (2) two 72" wall frames as shown below. Nail frames together with (4) four 10d sinkers staggered on each side.
7. Square wall frame. *Measure diagonally (corner to corner). The measurements will be the same when the wall is square.*



 *Cut the siding flush with the bottom plate if installing on a cement slab.*

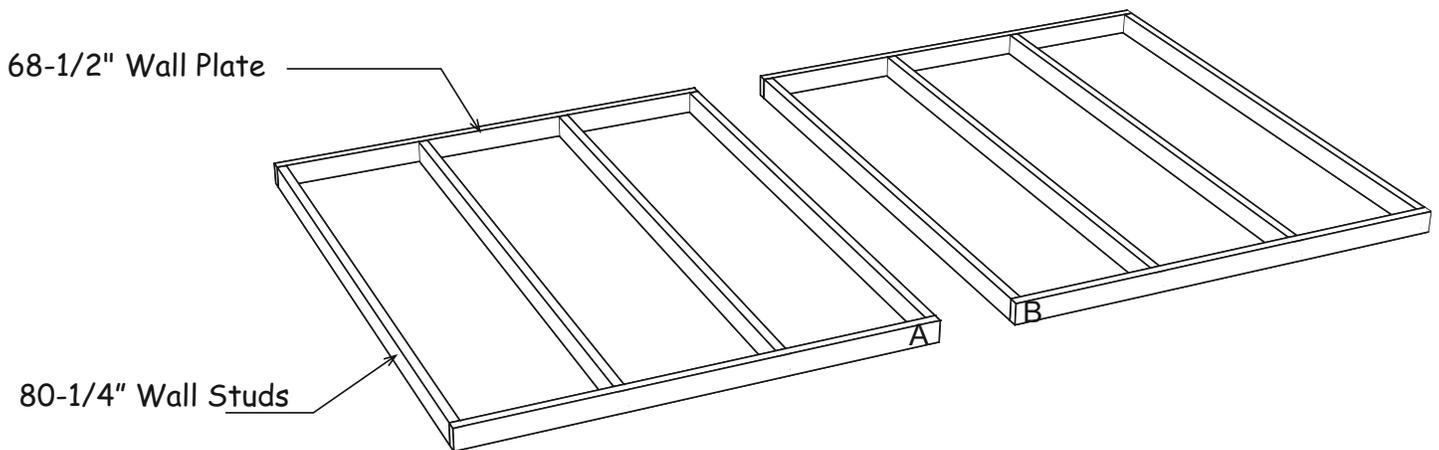
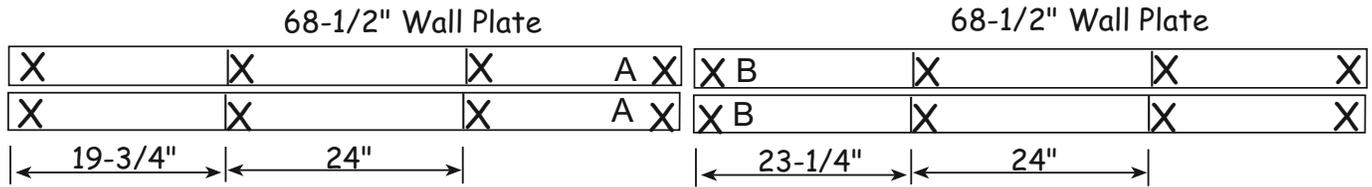
8. Install the first siding panel with the 'LAP edge' flush the end of the wall and extending 3/4" below the bottom plate. Use 6d galv. nails spaced 8" apart.
9. Install (2) two more siding panels. You can install the last siding panel now or after the walls are erected so the panel will be easier to handle.



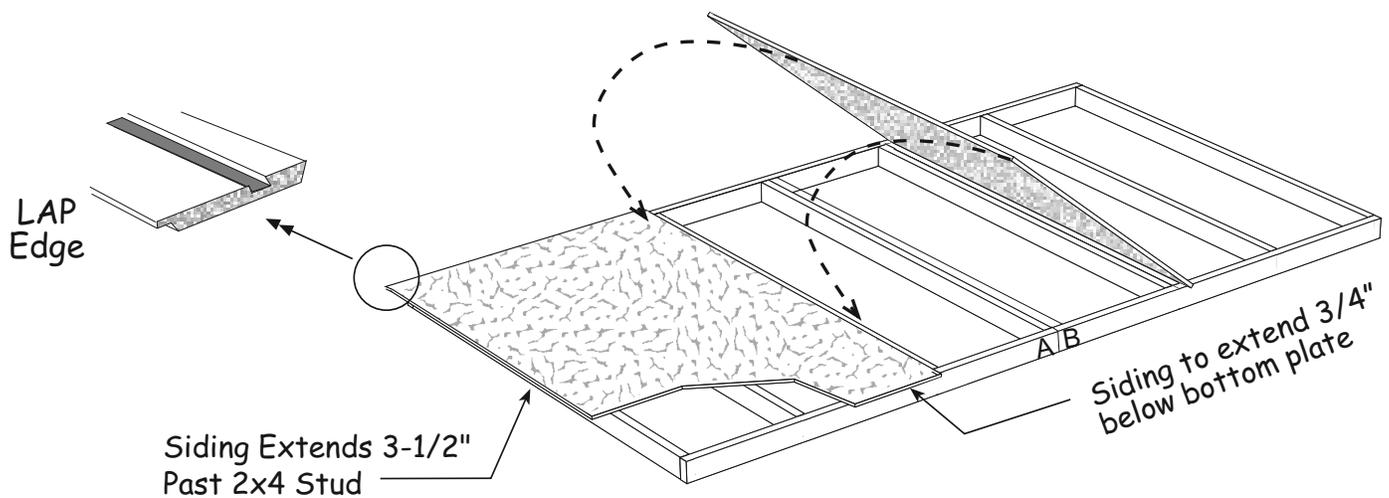
10. Repeat to assemble the another side wall.

Step 7 Assemble Back Wall

1. Position (4) four 2x4x68-1/2" boards together and indicate with 'X' marks where the wall studs will be located. Mark the ends that will butt together with the letters 'A' and 'B'.
2. Install (8) eight 80-1/4" long wall studs, between the wall plates, over the 'X' marks and where the plates meet. Use (2) two 10d sinkers at each end of stud. Nail wall sections together using (4) four 10d sinkers on each side of studs.

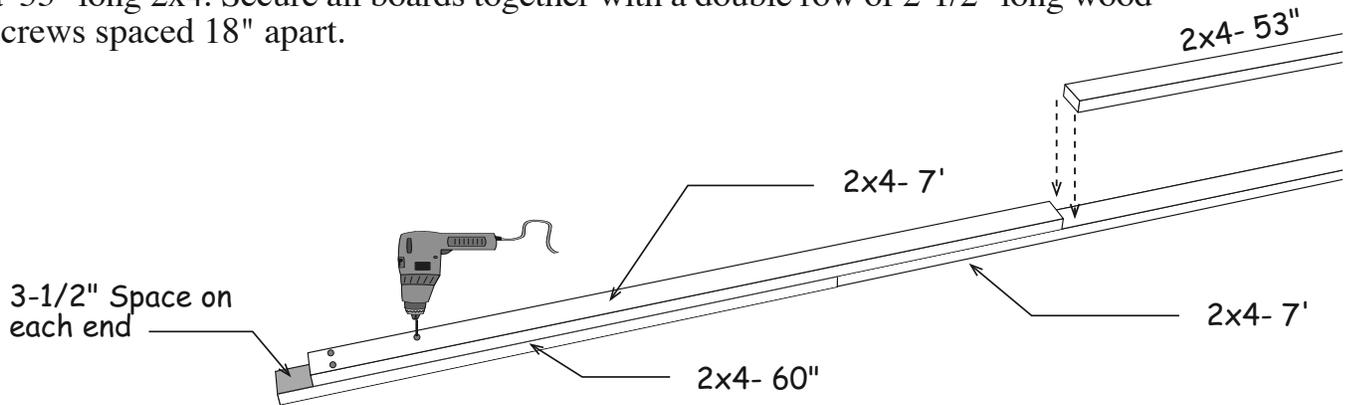


3. Square wall frame. *Measure diagonally (corner to corner). The measurements will be the same when the wall is square.*
4. Install the 1st siding panel with the 'LAP' edge extending 3-1/2" past the wall frame. The bottom will extend 3/4" below the bottom plate. Tip: Use 3/4" trim board as a gauge.
5. Install the other siding panels. Cut the last panel to extend 3-1/2" beyond the wall frame.

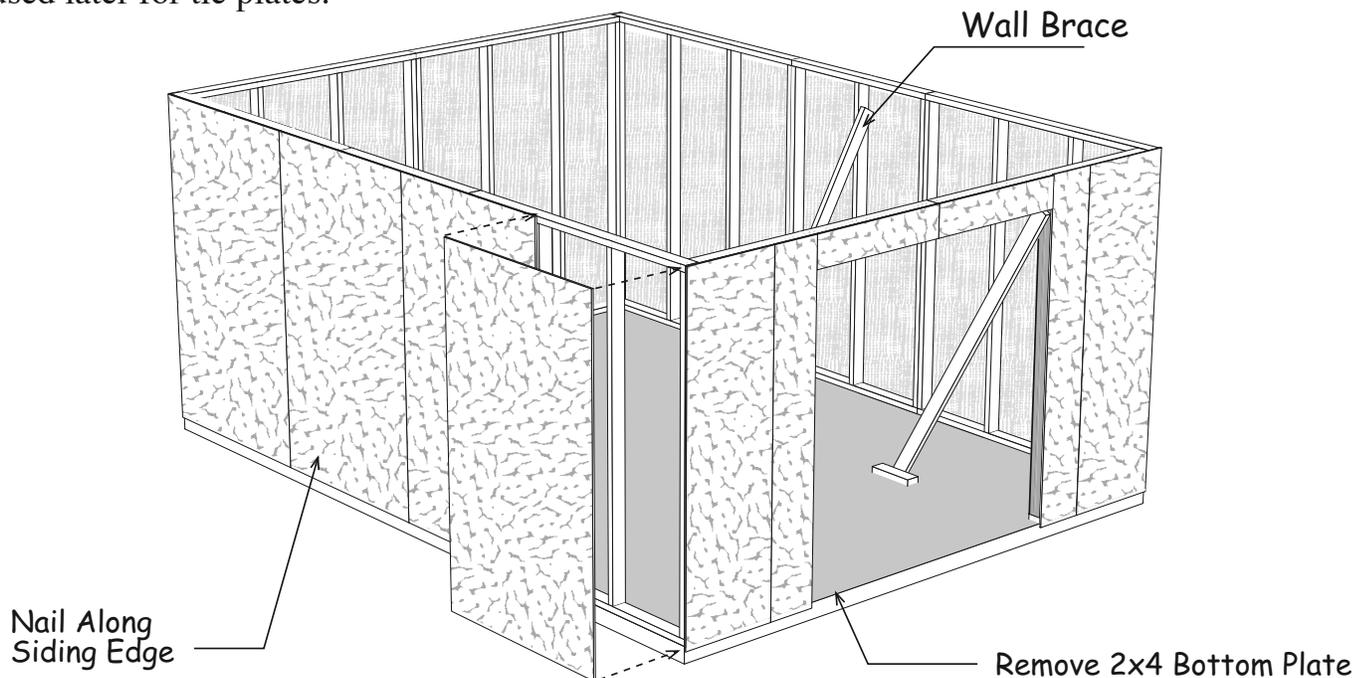


Step 8A Build Center Wall Brace & Set Walls

1. Butt together a 7' long and a 60" long 2x4 on a flat level surface.
2. Lay a 7' long 2x4 on top of the 60" long board 3-1/2" from end. Next to this butt a 53" long 2x4. Secure all boards together with a double row of 2-1/2" long wood screws spaced 18" apart.



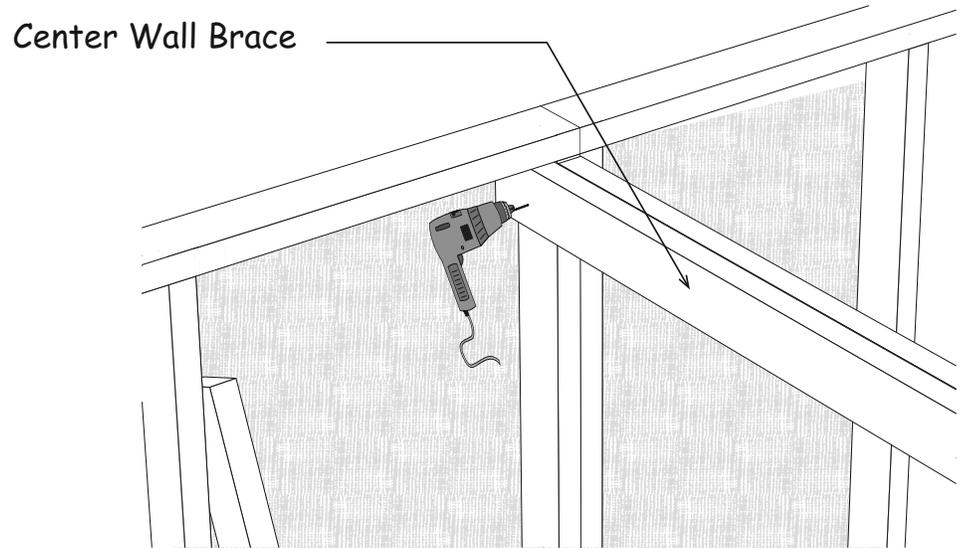
3. Set the back wall panel between the side walls. Secure wall panels together at the corners. Use (4) four 10d coated nails per corner.
4. Install the front wall frame between the side walls.
5. Install the last siding panel on the side walls. Nail along the siding edge where the side wall siding panels overlap.
6. Temporarily install (2) two 2x4-72" boards to hold side walls straight. These boards will be used later for tie plates.



7. Remove the 2x4 door spacer and install it in the door opening to brace the front wall.
8. Cut and remove the bottom 2x4s in the door opening. These will be used later. Secure walls to floor using 10d sinkers or concrete anchor bolts (not supplied) spaced 24" apart.

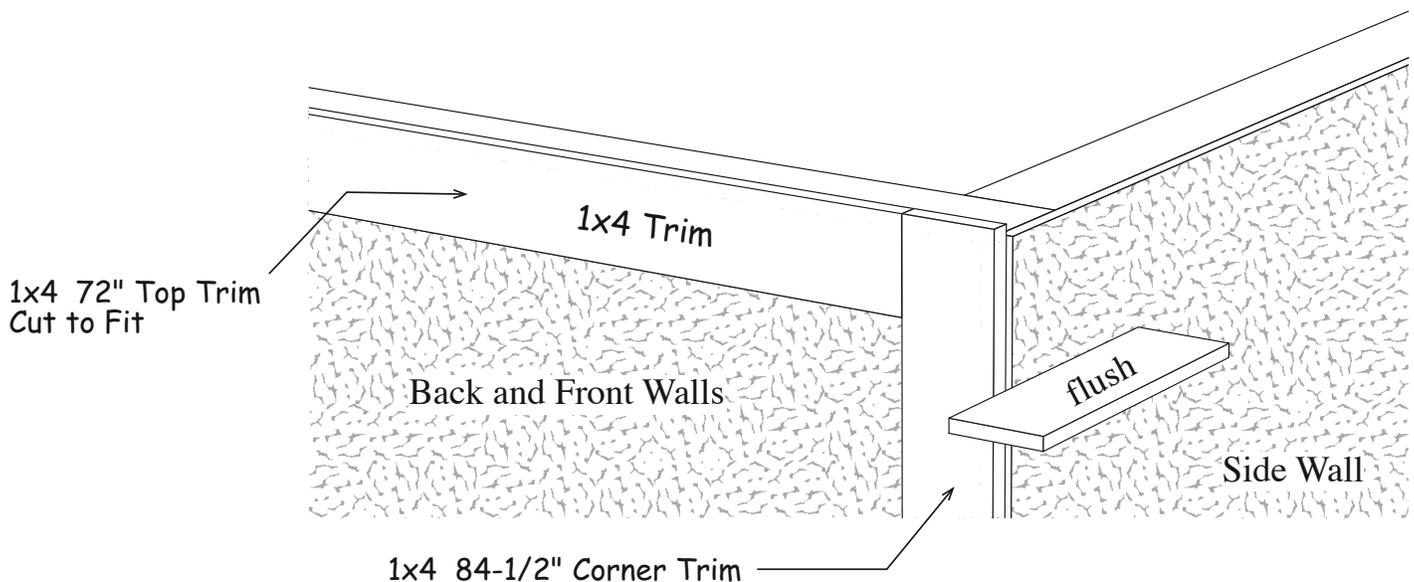
Step 8B Build Center Wall Brace & Set Walls

9. Install the center Wall Brace in the center of the building between the side walls. Make sure the side walls are plumb and square to each other. The shorter 2x4s will butt against a wall stud. Secure the longer 2x4 to the side of the stud with (2) two 3" long wood screws.



Step 9 Install 1x4 Trim

1. Install (2) two 84-1/2" long 1x4 corner trim on the back wall, flush with the siding on the side wall and the top 2x4 wall plate. Use 6d galv. nails spaced 12" apart.
2. Install (2) two 1x4-72" trim boards across the top of the back wall. Cut to fit. Install the 1x4 boards flush with the top of the 2x4 top plate. *See diagram below.*
3. Repeat steps for front wall trim.

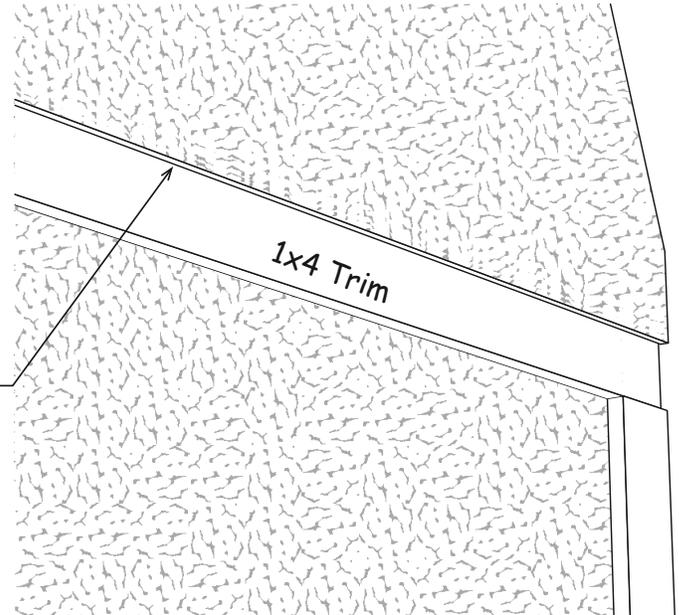


Step 10 Install Roof Gables

 **IMPORTANT:** Do Not set gables until all the siding and trim are installed on walls.

1. Install the rear gable on the rear wall. The siding on the gable must extend over the 1x4 trim board. See detail. Nail the gable to the 2x4 wall plate with 10d sinkers.
2. Install gable on front wall.

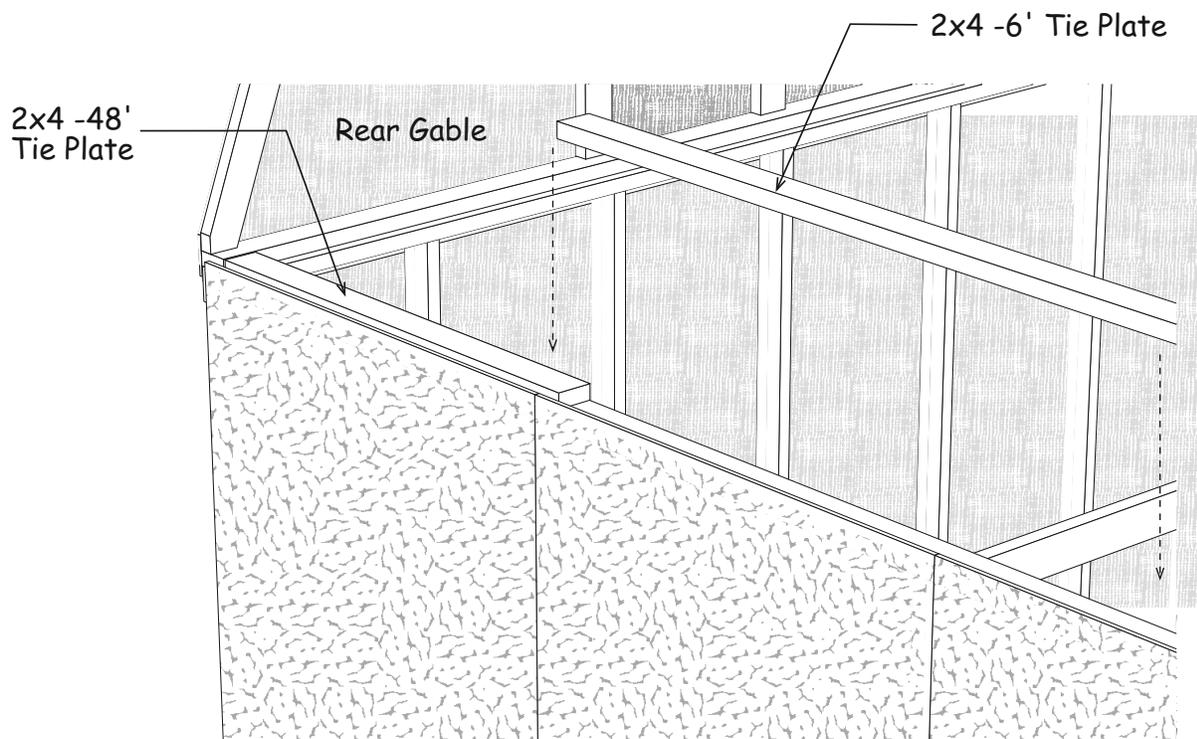
Bottom Edge of
Gable Siding



Caution: The roof gables are heavy and awkward. You'll need helpers to lift and set gables in place.

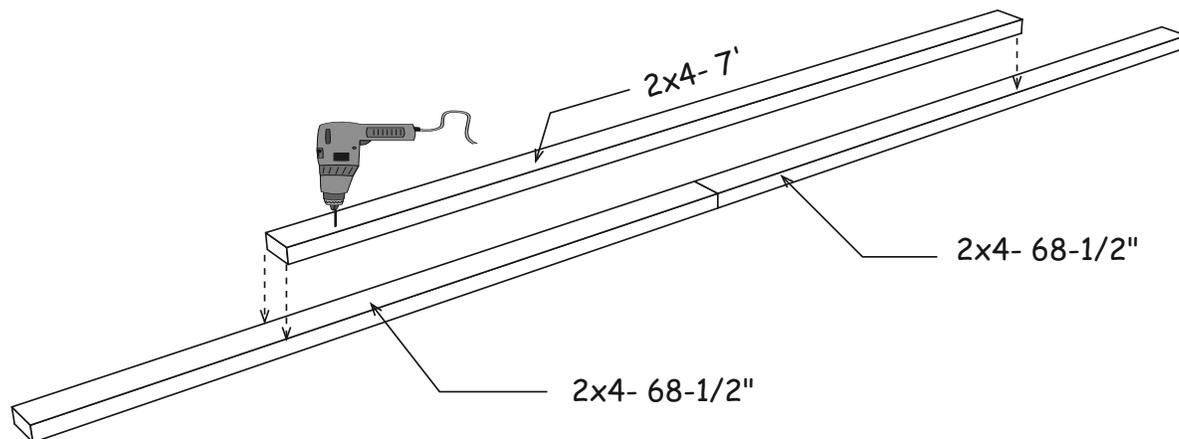
Step 11 Install 2x4 Tie Plates on Side Walls

1. Install a 48" long 2x4 on against the rear gable as a tie plate over the side wall. Nail a double row of 10d sinkers spaced 16" apart.
2. Install a 6' long 2x4 next. Remove a 2x4 used for bracing side wall. Cut this board to finish.
3. Repeat to install tie plates on the opposite side wall.

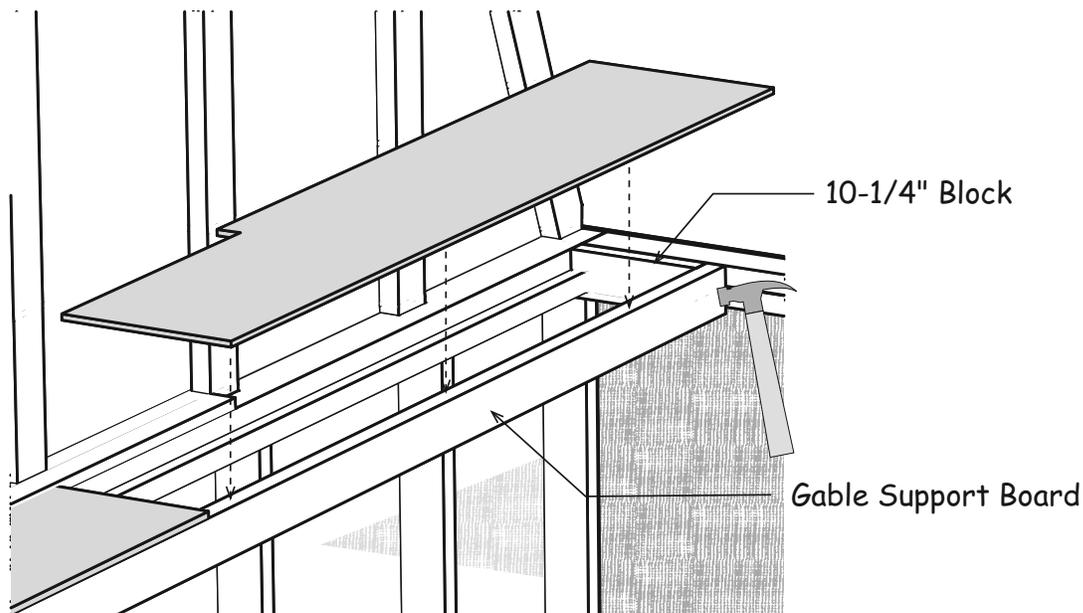


Step 12 Install Gable Support Shelf

1. Remove the 7' long wall braces.
2. Butt (2) two 68-1/2" long 2x4s together. Center one 2x4-7' over the 2x4s and secure them with 2-1/2" wood screws spaced 18" apart.
3. Repeat to assemble another gable shelf board.



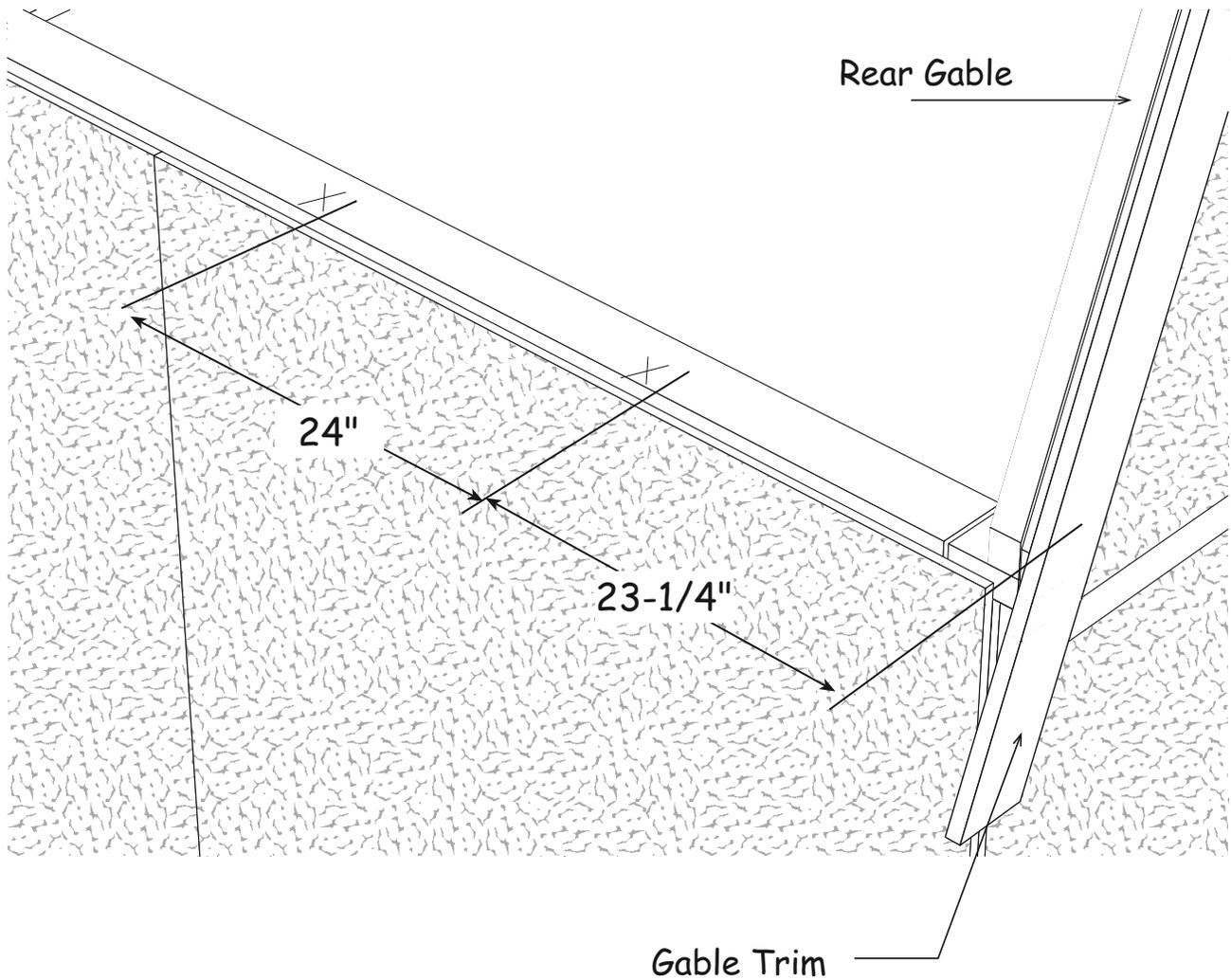
4. From 2x4s removed from door opening cut (2) two 2x4s to a length of 10-1/4".
5. Nail the 2x4 blocks to the rear corners, flush with the top of the 2x4 tie plate and against rear wall. Use (4) four 10d sinkers.
6. Nail one of the gable support boards to the 10-1/4" blocks. Use 10d sinkers.
7. Nail (2) two 15" x 72" OSB panels over the gable plate (notch around OSB gusset), side wall plate and gable support board. Use 6d common nails.
8. Repeat steps 4-7 to install support shelf at the front wall.



Step 13 Layout Roof Trusses

Starting at the back of the building, layout the truss spacing. Measure from the face of the gable trim to mark the location of the first truss. The last truss space will be more than 24".

Important: When marking the opposite wall, place the 'X' mark on the same side of the line so your trusses are parallel when they are installed.

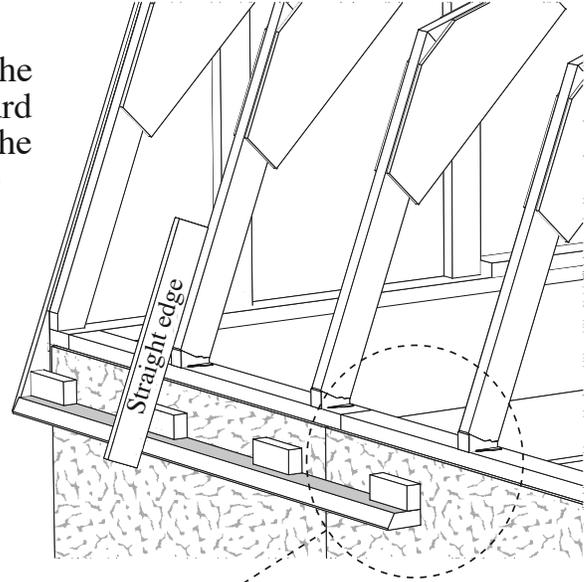


Step 14 Install Trusses & Soffit Boards

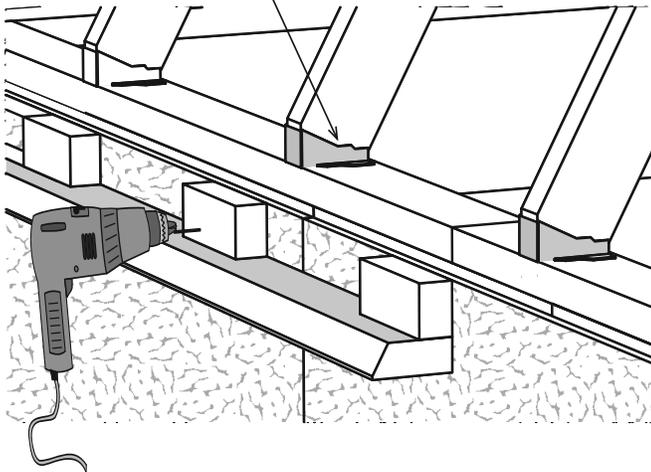


Before installing the soffit boards to the side wall, use a straight edge to make sure the trusses align with the bevel cut on the soffit board. Adjust soffit board up or down if necessary.

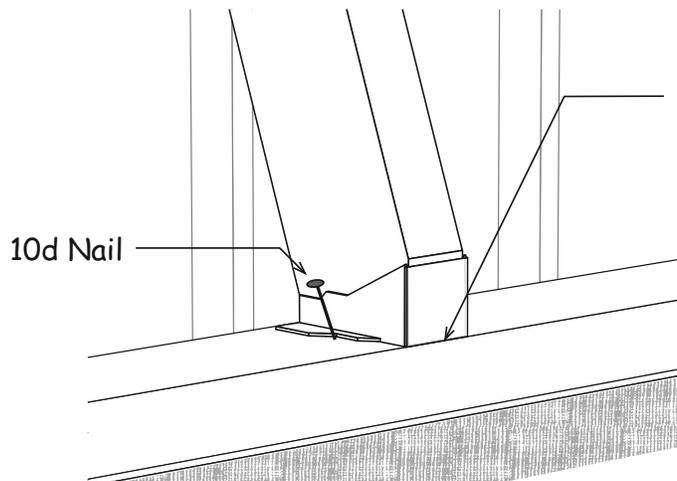
1. Place trusses over the 'X' marks and secure trusses to 2x4 truss plate using 2x4 hangers secured with 10d coated sinker nails. See Detail 'E'.
2. Locate (3) three 65-1/4" long soffit boards. Butt the first board against the rear gable trim. Secure board to the top wall plate with 3" long screws. Install the next board. Cut to fit and install the last board to butt against the 1x4 trim on the front gable.
3. Repeat to install soffit boards on opposite side wall.



Metal Truss Hanger



DETAIL 'E'



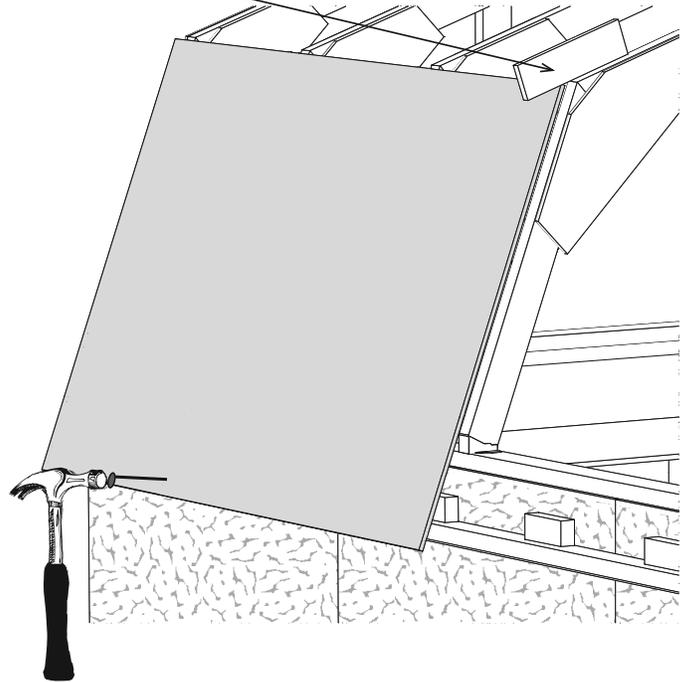
Note: Truss To Be Flush with 2x4 Plate

Step 15 Install Roof Sheathing

1. Install a 42" x 72" OSB roof panel flush with the face of the rear gable trim. Use a straight edge to align the top of the sheathing with the top of the truss. Continue adding sheathing following the layout below. Use 6d common nails, spaced 8" apart.
2. Before installing the last row of 13" OSB sheets insert (2) two plyclips onto roof sheathing between every truss. The top row of roof sheathing will be about 1" below the ridge to allow for ridge venting if installed.

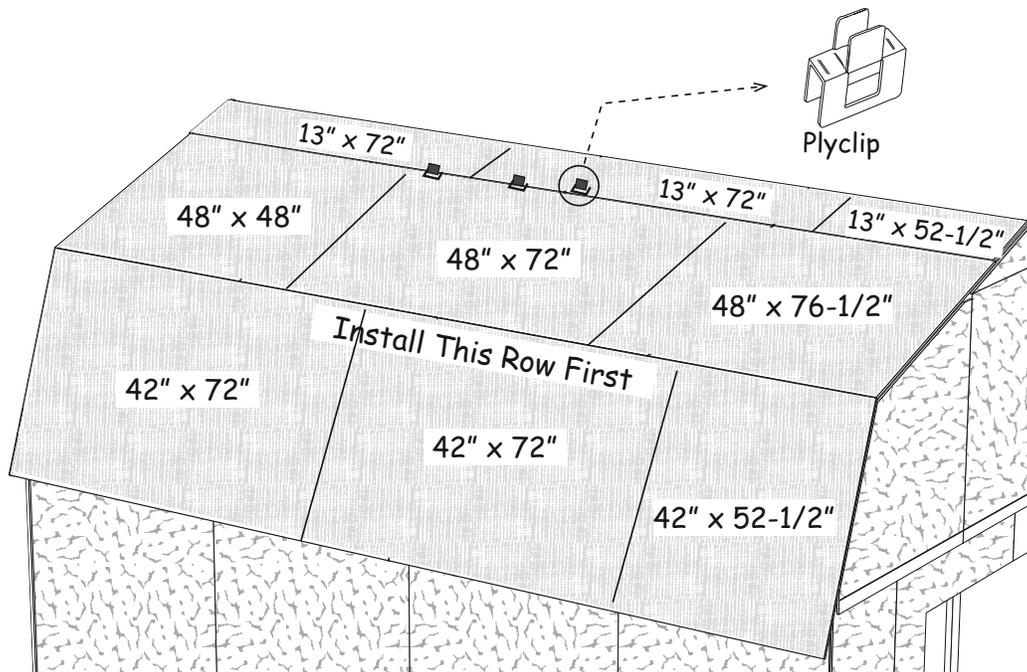
 To prevent the nails from protruding through the bottom of the soffit board, nail at an angle when nailing roof sheathing to the soffit boards.

Straight Edge



3. Repeat pattern on opposite side of roof.

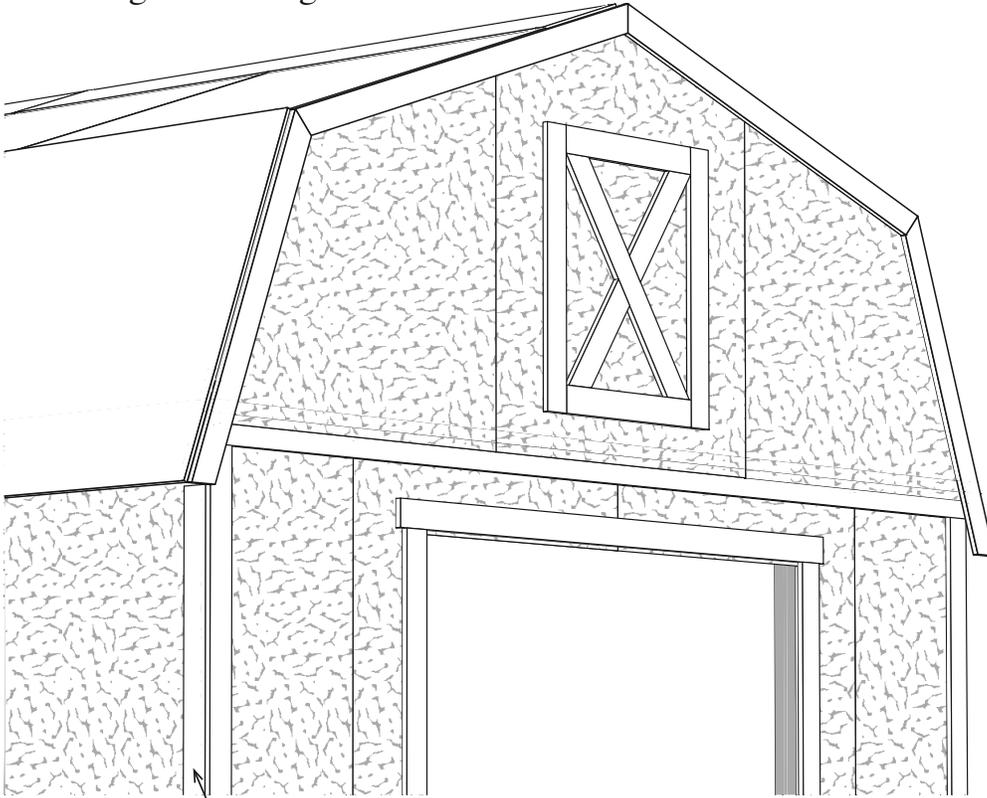
 Insert (2) two plyclips into the roof sheathing between each truss at the top row.



Step 16 Install Front Trim

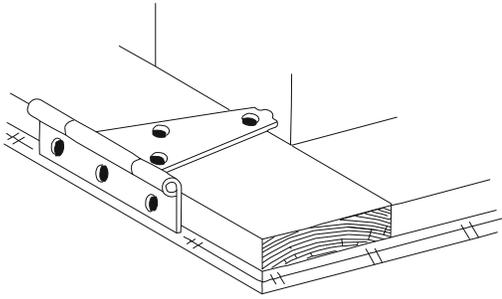
 It is recommended to apply caulk to the top of all trim surfaces between siding and trim to protect against moisture behind trim.

1. Install loft door trim panel on the front gable by screwing from the interior of the gable through the siding with 1" screws.

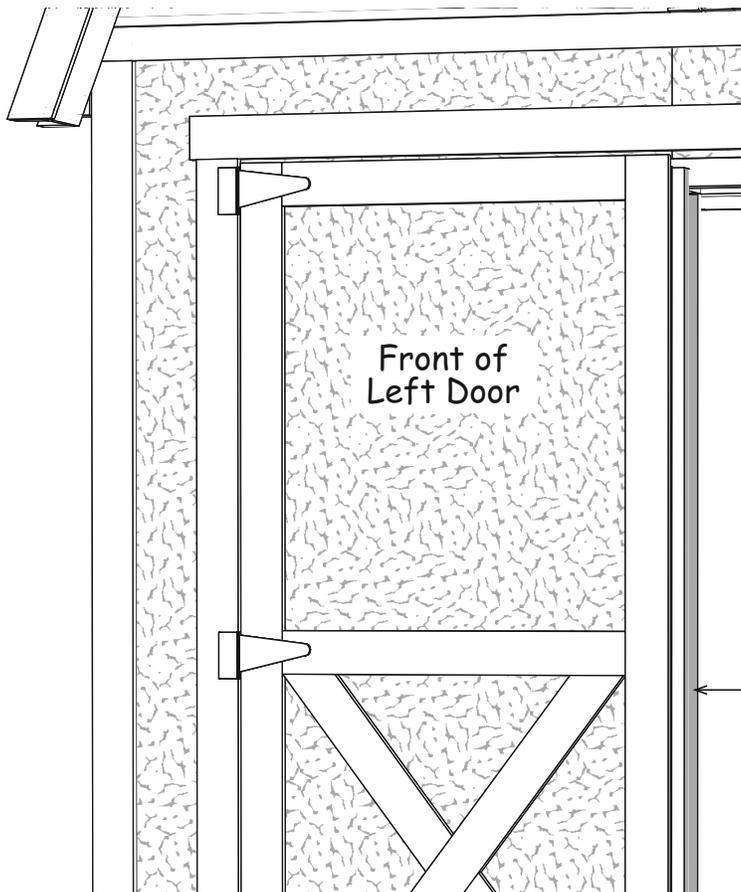


2. Install 80" long 1x4 trim boards on the corners of the side walls. Butt the top under the soffit boards at the top and edge flush with the face of the back and front wall trim.
3. Install 1x4x76-3/4" trim boards along each side of the door opening. Tack these boards with a couple nails; you may want to move the trim later when you install the doors.
4. Install a 1x4x81-3/4" board, *that has angle cuts on both ends*, over the door opening.

Step 17 Install Doors



1. Lay the left door with the trim facing up. The siding on the left door extends past the door trim. See detail below.
2. Install 5" hinges to the left side of the door frame. To position the hinge properly, hold the rectangular plate against the frame. Use 2" black screws.
3. Install hinges to the right side of the other door.



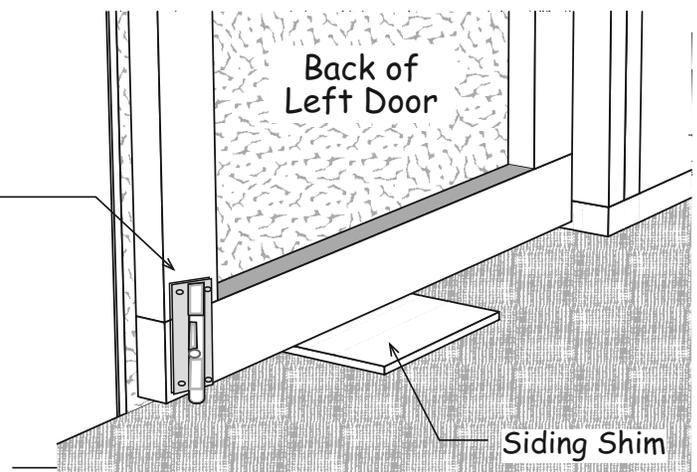
Before you fasten the hinges to the door trim, temporarily prop the doors in the opening. *Tip; set the door stop on a piece of siding to help hold the door in place.* Leave a space between the doors and the side trim to allow room for the doors to expand when they absorb moisture.

If your door opening is out of square, the space around the doors will not be even. You can reposition the side trim to make allowances for this. The side trim does not have to be flush with the frame of the door opening. You can move the trim in or out to make the door spacing equal.

Secure hinges to trim with 2" black screws.

Siding Extends Past Trim

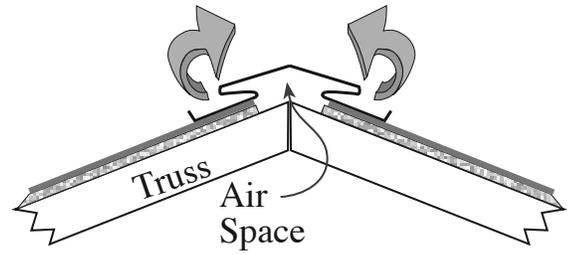
4. Install a barrel bolt, on the lower back of the door to secure this door in place when closed. Drill a hole for the round shaft to drop into.
5. Install another bolt at the top of the door.
6. Install door latch.



Install Roofing — Not Supplied in Kit

Install shingles according per the instructions on the wrapper. Additional information and tutorials can be found on various online sources.

Building Tip: Install ridge vent (purchased separately) in lieu of shingle caps. Ridge vent provides ideal ventilation, preventing heat and moisture build-up from damaging your building or its contents.



Optional ridge vent provides ideal ventilation.

Roof Material: 10 bundle shingles, 8 pcs. 10' metal roof edge, optional felt paper 1 roll

Hardware List

5 lbs	10d Sinkers
5 lbs	6d Galvanized
10 lbs	6d Common
16	3/4" Pan Head Screws
12	1" Drywall Screws
50	2" Hinge Screws
50	3" Deck Screws
50	2-1/2" Deck Screws

6	5" Door Hinge
2	6" Barrel Bolt
1	Door Hasp
32	7/16" Plyclips
14	Joist Hangers

Material List

Qty 2x4 Framing

Qty	2x4 Framing	Size
4	Tie Plates	84"
34	Wall Studs	80-1/4"
2	Wall Studs with Door Jacks	80-1/4"
16	Gable & Wall Plates	72"
12	Wall Plates	68-1/2"
18	Truss Rafter	61"
1	Wall Bracing	60"
1	Wall Bracing	53"
2	Gable Studs	50"
6	Wall & Tie Plates	48"
4	Gable Stud	40-3/4"
18	Truss Rafters	34-3/4"
4	Gable Studs	30-3/4"
10	Blocks for Truss Jig	8"-12"

Qty 2x6 Framing

Qty	2x6 Framing	Size
2	Door Header	75"

Qty 1x4 Trim

Qty	1x4 Trim	Size
4	Corner Trim	84-1/2"
1	Door Trim	81-3/4"
4	Corner Trim	80"
2	Door Trim	76-3/4"
4	Lower Wall Trim	72"
4	Gable Trim	61"
4	Gable Trim	42-1/2"

Qty OSB

Qty	OSB	Size
2	Roof Sheathing	48"x76-1/2"
2	Roof Sheathing	48"x72"
4	Roof Sheathing	42"x72"
2	Roof Sheathing	48"x48"
2	Roof Sheathing	42"x52-1/2"
4	Gable Shelf	15"x72"
4	Roof Sheathing	13"x72"
2	Roof Sheathing	13"x52-1/2"
1	Door Header Filler	5-1/4"x75"
14	Gussets	9"x32"
32	Gussets	9"x24"
2	Gussets	9"x12"
4	Gussets	3-1/2"x5"

Qty Siding

Qty	Siding	Size
11	Wall Panels	48"x84"
2	Wall Panels	24"x84"
2	Wall Panels	12"x84"
4	Gable Panels	48"x55-1/4"
4	Gable Panels	24"x37"
2	Wall Panels	7-3/4"x36"

Qty Pre-Built Components

6	Soffit Boards	3-1/2"x65-1/4"
2	Barn Doors	
1	Loft Door Frame	