



JBS Standard Specs

What goes into one of our houses??? Many years of experience and a whole lot of trying to do everything the right way. We don't do anything to your house that we would not do to our own. In fact, as the years go by most of our new houses are well out performing the ones that we personally live in. We stay in contact with our past customers and love hearing stories about their electric bills and so on. We are always open to suggestions and stay very connected to the latest and greatest innovations in our industry. So whether you are building a 1200sq. ft. Rancher or a 5000 sq. ft. Custom..... Rest assured we will give you our best !!

Build Prep

Design and Draw Blueprints Ready for Permits and Build
Secure Permits and Handle all Inspections Through Out the Process
Sussex County Permits (Others for Additional Charge)
Options
Install Culvert for Access To Lot (Through Ditch)
Clear Wooded Lot

Foundation

4 Course - 4" CMU (Blocks) / Rebar in Footings / Solid Center Foundation Wall (We do not use Girders as they will eventually Shift and Twist) - Dig Crawl Flush with Footings Leaving 32" height in Crawl Space / Foundation Vents per Code. Typically Brick on Row Lock and Front Steps.
Struck Joints / This means you will see the outline of the block. The upgrade here is to do a "parged" exterior which will hide the seams, but it will also amplify the cracking that will eventually happen in the Joints
Parging Option
Adding Sump Pump -
Add Extra Courses of Block
Basements

Framing Specs

Exterior Walls - 2x6 @ 16" OC
Interior Walls - 2x4 @ 16" OC
Zip System Plywood and Tape on Walls (Green System)
Roof Trusses @ 24" OC
7/16 OSB Roof Plywood
8' Ceilings
Popular Options:
9' Ceilings
Tray or Cathedral Ceilings

Exterior Choices and Colors

30 Year Asphalt Shingles in Choice of Color
Vinyl Siding in Choice of Color
Shutters on Front Elevation in Choice of Color
Aluminum 1 Piece Gutters
Vinyl Double Hung Low - E Glass Windows with Grids Between Glass or Without
Therma Tru Exterior Doors in Standard Choices
Overhead Garage Door If Applicable with Opener
Popular Options:
Lintels Instead of Shutters
Insulated Garage Door / Windows in Garage Door
Carriage Style Garage Door
Black Windows

Driveway / Sidewalks / Grading and Seeding

Driveway

Our Standard is to Include 1 Load Stone
We will install a construction entrance and when complete we will "freshen up" the driveway so that it looks good and will provide many years of trouble free use.
Optional Driveway Finishes:
Concrete Driveway
Blacktop Driveway

Sidewalk

3' Wide Sidewalk from Front Door to Driveway

Grading and Seeding

We will reuse the dirt that we remove from the crawl space to grade around the home. We also include 3 additional loads of Fill dirt for Garage and Porch Fill and Final Grading.
We will Plant Kentucky 31 on areas that we disturbed during construction once we complete Grading
Optional Grading and Seeding
Additional Loads of Fill Dirt and Spreading
Based on Lot Conditions should we add this?
We can provide an Upgraded Complete Yard Grade and Seed for an additional Charge. We will Bring in Top Soil, Grade and rake that into Existing Yard, Fertilize and Plant K31 as per specs.

Electrical

Electrical - Our homes are wired above and beyond Standard Electrical Code.
200 Amp Service Standard / Outlets placed per Code
Ceiling Fans in All Bedrooms / Sunrooms / Living Rooms
Puck Lights (Recess) as per Plan
TV Jack in All Bedrooms / Living Room / Sunroom
1 Telephone Jack if Requested
(2) Exterior GFI Protected Outlets
Smoke and CO Detectors as per code
You will do a walk through with our Electricians to lay out switches, etc
Power Company Charges per Company

*All Prices and Specs Subject to Change without Notice



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HVAC

Our Standard Heat Pump is a 14 Seer Rheem Heat Pump
Filter Grills inside of home so there is no need to go
under the home to change filters.
Each Bedroom to have it's own returns as well as living
spaces
Metal Ductwork

PLUMBING

Moen Faucets
Master Bathroom Standards
5' Fiberglass 1 Piece Shower with or without Seat
Comfort Height -Elongated Toilet
Double Vanity (Or Single if Plan Calls)
Secondary Bathrooms
Single Piece Fiberglass Tub/Shower
Standard Height Round Bowl Toilet
Single Vanity

2 Exterior Spigots
50 Gallon Electric Hot Water Heater
Ice Maker Box for Refrigerator
Washer Box for Washer

Popular Upgrades
Ceramic Tile Showers
Wet Wall Shower Walls

Septic / Well

We include an allowance that will cover a Standard
Gravity Fed Septic System and a 4" Well with Submersi-
ble Pump.
This allowance can be applied to other septic types and/
or central hook-ups

INSULATION VALUES

Walls – R19
House Ceilings – R49
Floors – R19 (If Not Conditioned Crawlspc)
Garage / House Shared Walls – R19

Popular Options
Insulate Garage Walls and Ceilings
Conditioned Crawl Space
Blown In Wall Insulation

Drywall and Interior Finishes

½" Drywall throughout home with Rounded Corners
where applicable
Drywall Garage / House Shared Wall
Drywall Garage Ceiling
Options/ Upgrades
Drywall Entire Garage

Interior Doors and Trim

Masonite Interior Pre Hung Doors (Available in Multiple
Styles)
Colonial Floor Baseboard Molding 3.25"
Colonial Casing on Doors and Around Windows 2.25"

Popular Upgrades:
Pocket Doors
Crown Molding
Craftsman Style Trim

Shelving

Wire Shelving.
Master Closet Multiple Rows
Smaller Closets – Single Row
With Hang Bar
Installed Professionally

Paint Finishes

Interior Walls Flat Finish in Choice of Colors
Ceilings to Be Flat Ceiling White
Trim and Doors to be Gloss White

Popular Upgrades:
Different Wall Colors per room
Satin Finish on Walls:
Paint Garage -
Paint Front Door

Flooring

LVP – Wood Look Vinyl Plank Flooring. Waterproof in all Living
Spaces except Bedrooms
Bedrooms to be Carpet with 8# Pad

APPLIANCES

Stainless Steel Fridge (Side by Side) Flat Top Electric Range,
Micro Hood, Dishwasher

Cabinets

Solid Wood Cabinets in STD Colors
Granit Countertops – Level A
Single or Double Bowl Stainless Sink

Bathrooms

Solid Wood 2 or 4 Door Vanity Cabinets
Granite Round Bowl Vanity Tops or Cultured Marble Round or
Square Bowl
Solid Plate Glass Mirror – Built on Site

MISC Popular Options

Decks / Patios
Fireplaces

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Standard Spec Sheet

Permits and Blueprints

We handle all Blueprints and Permits
We will design your home WITH you
We handle all inspections

Foundation

4 Course—8" Concrete Block
Struck Exterior Joints
32"x24" Access Door
Solid Center Walls—No Piers

Framing

Treated Sill Plates
Advanced Framing Techniques
2x6 Exterior Walls 16" oc
3/4" T&G Sub floors
Wall Sheathing

Exterior

Vinyl Siding
Vinyl Shutters
2 Frost Free spigots
2 GFI Outlets
Seamless Aluminum Gutters
Low E Vinyl Windows
30 Year Dimensional Shingles

Interior

1/2" Smooth Finish Drywall
Rounded Drywall Corners
3 1/4" Base Molding
2 1/4" Window and Door Casing
6 Panel Masonite Doors
Colored Walls—NOT JUST WHITE!!
Ceiling and trim White

Insulation

R19 in Exterior Walls
R49 In Ceilings
R19 in Floors (If not Conditioned)

Electrical

200 Amp Service
Tamper Resistant Outlets
Interconnected Smoke Detectors
Puck Lighting throughout
Ceiling Fans in All Bedrooms
Ceiling fan in Living room
Up to 5 Cable or Phone Jacks if Requested

HVAC

14 Seer Heat Pump
Media Filter or IN Wall Filters
Insulated METAL Ductwork w Flex
Ducts where needed

Plumbing

Moen Faucets
One Piece Fiberglass Tubs and Showers
SEPTIC ALLOWANCE
4" WELL ALLOWANCE
Washer Box
Ice Maker Box

Flooring

LVP Flooring In All Living Spaces
Carpet in Bedrooms
8# Padding

Appliances

Side by Side Refrigerator
Dishwasher
Microwave
Flat Top Range
Stainless

Cabinets and Countertops

Solid Maple Wood Cabinets
GRANITE Countertop
8" Double Bowl Kitchen Sink
Or Single Bowl Sink
Solid Wood Bathroom Vanities
Marble or Granite Vanity Tops

Other Standards

Garage Door openers
Stone Driveway
Concrete Sidewalk

Popular Options

Blacktop Driveway
Tankless Hot Water Heater
Gas Fireplace

More House * Less Money * Period!!

www.JBSBuildsForLess.com