



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
Options and Pricing
 Install Culvert for Access To Lot (Through Ditch) - \$650.00
 Clear Wooded Lot – Bid Item

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 - \$1,500.00
 Add Sump Pump - \$1,000.00
 5th Course - \$6.50 Per Linear Foot

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 - \$7.50 per Sq. Ft. of Living Space
 Tray or Cathedral Ceilings - \$1500.00

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 - \$50.00 per Window
 Extra Shutters - \$75.00// Extra Lintels \$125 per Window
 Insulated Garage Door - \$500.00 // Windows in Garage Door - \$500.00 // Carriage Style Garage Door - \$1500.00 // 8' Door instead of 7' - \$500.00 // Move a Front Garage Door to A Side Entrance -\$2,000.00
 Prairie Style Grids in Windows -\$100 per Window

Driveway / Sidewalks / Grading and Seeding

Driveway

Our Standard is to Include 1 Load Crushed Concrete for the driveway. Additional Loads - \$750 Each
 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:

¾" Stone on top of Crushed Concrete - (\$1.00 Sq. Ft.)
 Blacktop - (\$2.50 Sq. Ft.)

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 will be done at \$350 Per Tandem Axle Load.
 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 2 loads Top Soil , Grade and rake that into Existing Yard, Fertilize and Plant K31 as per specs. This cost is \$2500 up to 1 Acre – Additional Topsoil - \$650.00 Per Load

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
 DEC Typically does not charge Extra for Running Wires – No Charge
 Delmarva Power now requires us to run the Conduit – If you have Delmarva add \$750.00

Popular Upgrades

Additional Outlets - \$50 Each
 Raised Cable Outlets - \$50 Each (For Power Outlet)
 Motion LED Lights - \$250 Each
 Dimmer Switches - \$50 Each

*All Prices Subject to Change

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

Popular Upgrades:

15 Seer - \$1500.00 up to 3 Ton / \$750 a Ton Over That

16 Seer with Variable Speed Fan - \$3500.00 up to 3 Ton \$750 Over
Gas Back Up (Secondary Heat) - \$10,000.00 up to 3 Ton - \$3k per ton Over

All Gas Heat with AC - \$2,500.00

Vent Micro Hood to Exterior - \$1,000.00

PLUMBING

Our Standard is to use Moen Faucets

We Purchase these through a Plumbing Supply House and they are of a much better grade than you will find at a box store.

Our Standard Faucets in the Bathrooms are a single lever Chrome Faucet

Master Bathroom Standards

5' Fiberglass 1 Piece Shower with or without Seat

Comfort Height -Elongated Toilet

Dbl 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

Add Comfort Height Elongated Toilet in Secondary Baths - \$250.00 per Toilet

Shower Door – Glass - \$600.00

Fiberglass Base w Tile Walls and Glass Door - \$3,000.00

Tile Floor / Tile Wall Shower w Glass Door (up to 6')-\$6,000.00 (over 6' - \$7,000.00)

Brushed Nickel or Oil Rubbed Bronze Faucets – Price Varies

Septic / Well

We include an allowance that will cover a Standard Gravity Fed Septic System and a 4" Well with Submersible Pump.

This allowance can be applied to other septic types and/or central hook-ups

INSULATION VALUES

Walls – R19

House Ceilings – R38

Floors – R19

Garage / House Shared Walls – R19

Popular Options

Insulate Garage Walls and Ceilings - \$1,750.00 (Includes Drywall w 1 Coat Mud)

Conditioned Crawl Space -\$2.00 Sq. Ft.

Blown In Wall Insulation - \$1.50 per Sq. Ft

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 - \$1,000.00

Interior Doors and Trim

Masonite Interior Pre Hung Doors (Available in Multiple Styles)

Colonial Floor Baseboard Molding 3.25"

Colonial Casings on Doors and Around Windows 2.25"

Popular Upgrades:

Pocket Doors -\$250.00 Each

Crown Molding \$5.00 Linear Foot

Shelving

Wire Shelving.

Master Closet Multiple Rows

Smaller Closets – Single Row

With Hang Bar

Installed Professionally

Wooden Shelving - \$1500.00

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: \$400.00 per color Change

Satin Finish on Walls: \$1.00 Per Sq. Ft.

Paint Garage - \$2.50 Sq. Ft.

Paint Front Door Non White - \$400.00

Flooring

VCT – Wood Look Vinyl Plank Flooring. Waterproof in all Living Spaces except Bedrooms

Bedrooms to be Carpet with 8# Pad

Popular Options:

VCT in Bedrooms -\$500.00 per Room

APPLIANCES

Figidaire Package to Include Flat Top Range, DW, Microwave and Side By Side Refrigerator. Black, White or Stainless

Cabinets

Solid Wood Cabinets in White/Honey, Chestnut, Dark Sable, Gray, or Crimson

Granit Countertops – Level A

Single or Double Bowl Stainless Sink

We do not provide Cabinet Knobs or Pulls or Towel Holders or TP Holders.

We will gladly install these items if you purchase them and show us where to put them. We do it this way since there are so many options and so many people have different ideas of where they should be installed. If you would like to add Money to the contract to cover this and then you go pick them out we can use that money towards it.

Popular Upgrades:

Higher Level Granite – \$Per Choice

Dartmouth or York/ Full Overlay / Self Closing Hinges

Typical Upgrade cost \$2,500.00

Hudson Series – All Above Options with Deeper Design –

Typical Upgrade \$4,000.00

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

Popular Upgrades

Add Drawers to Vanity Cabinets

30" – 48" (\$250.00)

60" (\$400.00)

MISC Popular Options

Wooden Deck \$20.00 per Sq. Ft.

Concrete Patio \$5.00 per Sq. Ft.

Add Extra Window -\$250.00

Gas Fireplace with Typical Wooden Mantel - \$5,000.00

Gas Fireplace with Stone Mantel - \$7,000.00

Gas Fireplace Vented through Roof instead of Wall (Needs Chimney) - \$1,000.00

Wood Fireplace with Typical Wooden Mantel - \$6,000.00

Wood Fireplace with Stone Mantel - \$8,000.00

Tankless Renaii Water Heater - \$2,500.00

- All Prices Subject to Change