

JBS

More House,
Less Money.
Period!



Quality Built
New Home
Construction for
Over 20 Years

Building a Place to Call Home

302.349.5705

JBSCONSTRUCTION@me.com • www.JBSCONSTRUCTIONLLC.com

A WM Companies LLC Company

House Ideas Book



WHY SHOULD YOU BUILD WITH JBS??

When deciding to build a new home you have a lot of questions and a lot of fears.

With JBS you will get our entire team striving to make your home the home of your dreams. We pay attention to the little details that big builder's sometimes overlook. We are here for you from beginning to end. We can help with everything from finding a lot to financing. We handle the entire building process from start to finish. Our prices include Permits, Blueprints, Inspections, Surveys, The House (OF Course), Driveway, Septic, Well, Appliances, and YES—EVEN THE MAILBOX. The only thing we do not typically provide is the furniture and the curtains. But if you want us to handle that—WE CAN !!:)

You can rest assured that with our 30+ years of experience that we have faced every problem that you as a homeowner may experience and we have the expertise to get it done.

In the last several years everyone is building green and building energy efficient.

We too have conformed to the latest energy ideas and built in a very "EARTH SMART" fashion and pay special attention to where we can save you money in the future. Whether it is with our conditioned crawlspaces or with our Green Carpet and Low VOC Paint or our Formaldehyde Free Cabinets. Rest Assured- You're going to save a lot of money the whole time you are in our house.

So don't let other people's nightmares of building deter you from having a new house built just the way you want it. Bruce and Shawn will guide you through the process every step of the way. You will be glad you built when you are having Christmas dinner and all your friends and family want to know-
"Who Built This Awesome House?"



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
"Green" Zip System Exterior 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
Round Drywall Corners
3 1/4" Base Molding
2 1/4" Window and Door Casing
6 Panel Masonite Doors
Colored Walls—NOT WHITE!!
Ceiling and trim White

Insulation

R19 in Exterior Walls
R38 In Ceilings
R19 in Floors

Electrical

200 Amp Service
Tamper Resistant Outlets
Interconnected Smoke Detectors
Recessed Lighting throughout
Ceiling Fans in All Bedrooms
Ceiling fan in Living room
Chandelier in dining Room
Cable Jacks in Bdrms and Living Room

HVAC

14 Seer Heat Pump
Filters Located INSIDE Home
Insulated METAL Ductwork

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
8LB Pad

Appliances

Side by Side Refrigerator
Dishwasher
Microwave
Flat Top Range
Black/ White/ Stainless

Cabinets and Countertops

Solid Maple Wood Cabinets
GRANITE Countertop
8" Double Bowl Kitchen Sink
Or Single Bowl Sink
Solid Wood Bathroom Vanities
White Marble 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



The Jess Plan #142

1095 Sq. Ft.

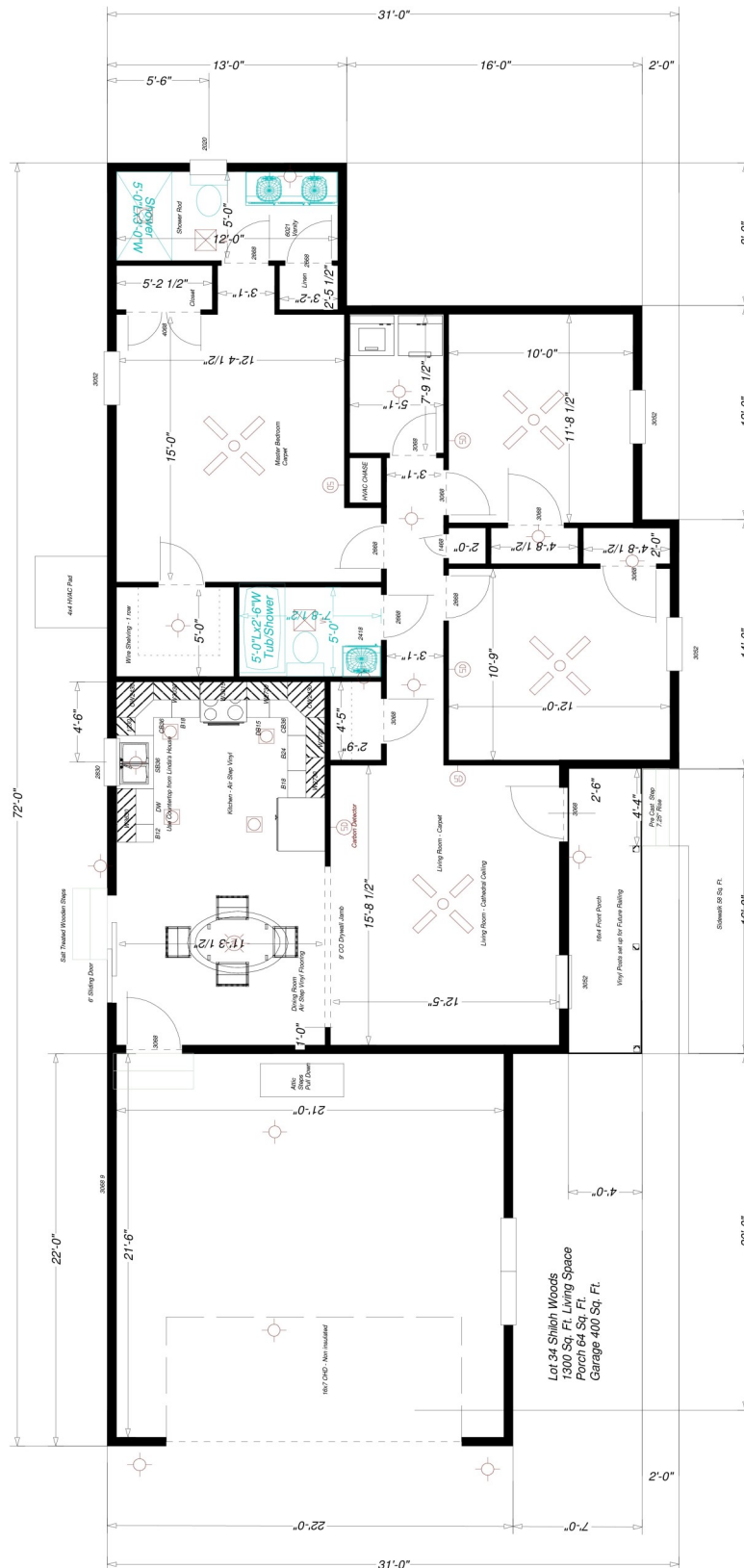


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The Gabe #174

1300 Sq. Ft.

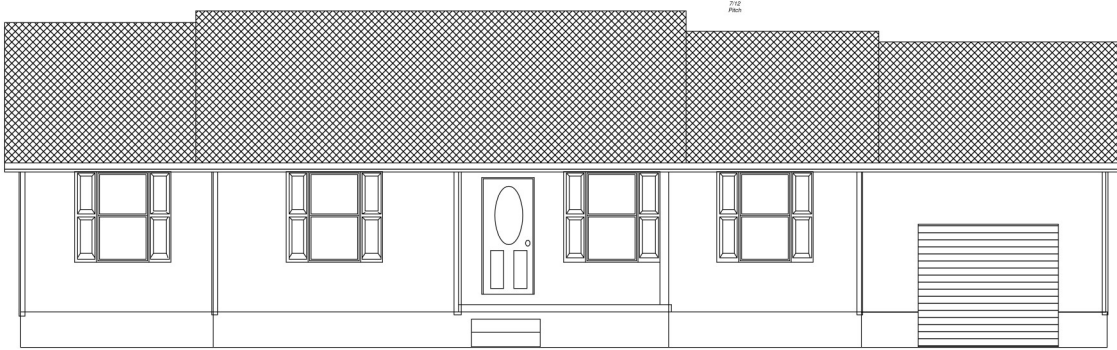


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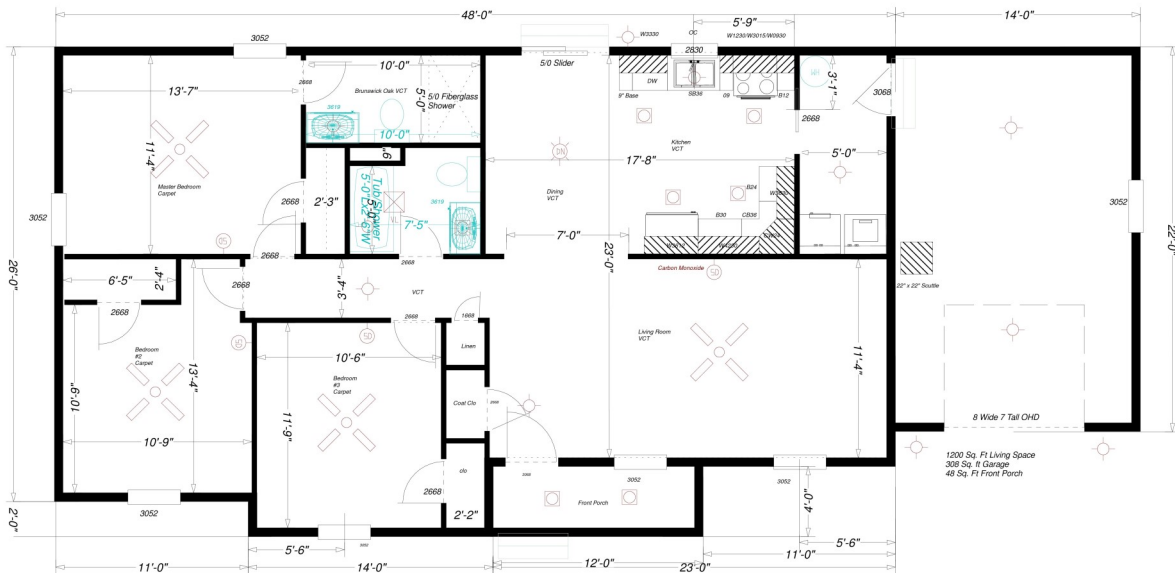


The Debbie Plan #158

1200 Sq. Ft.



The Debbie
1200 Sq. Ft.
3 Bedroom
2 Bath
Laundry Room

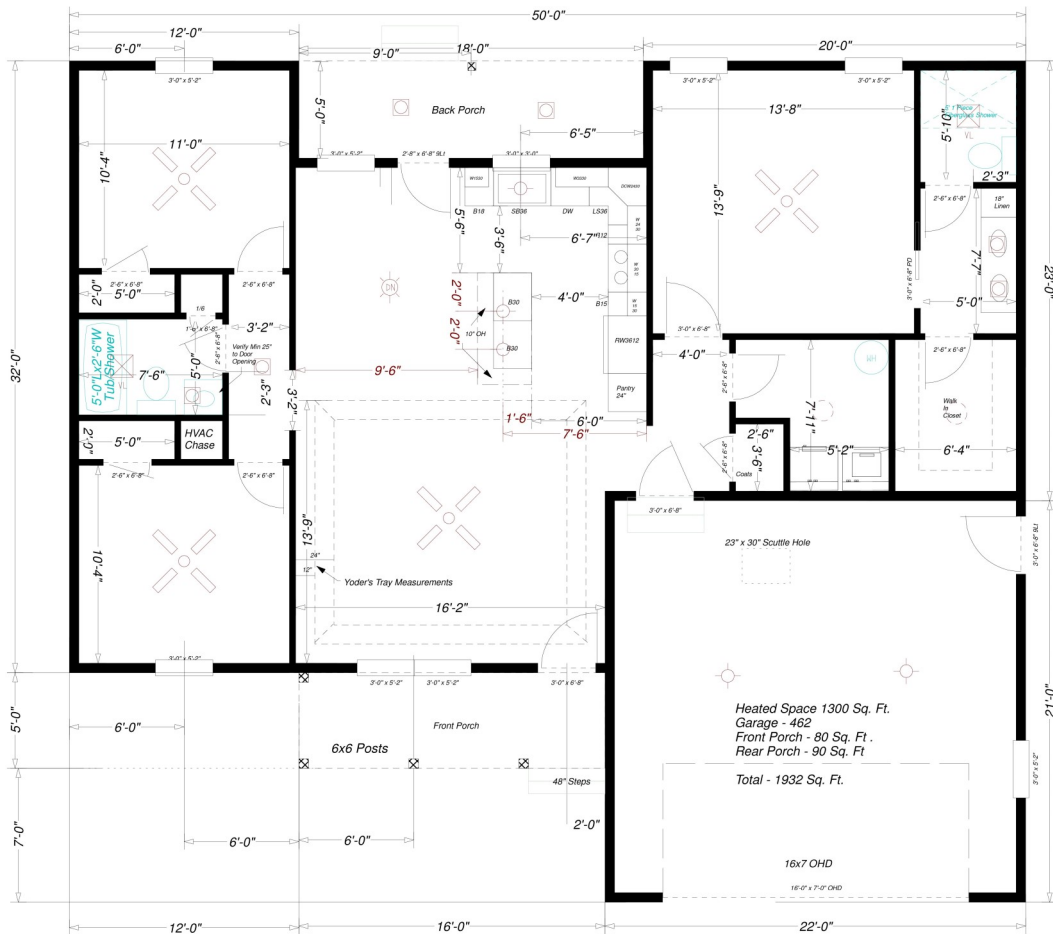


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The Tez Plan#177

The Tez



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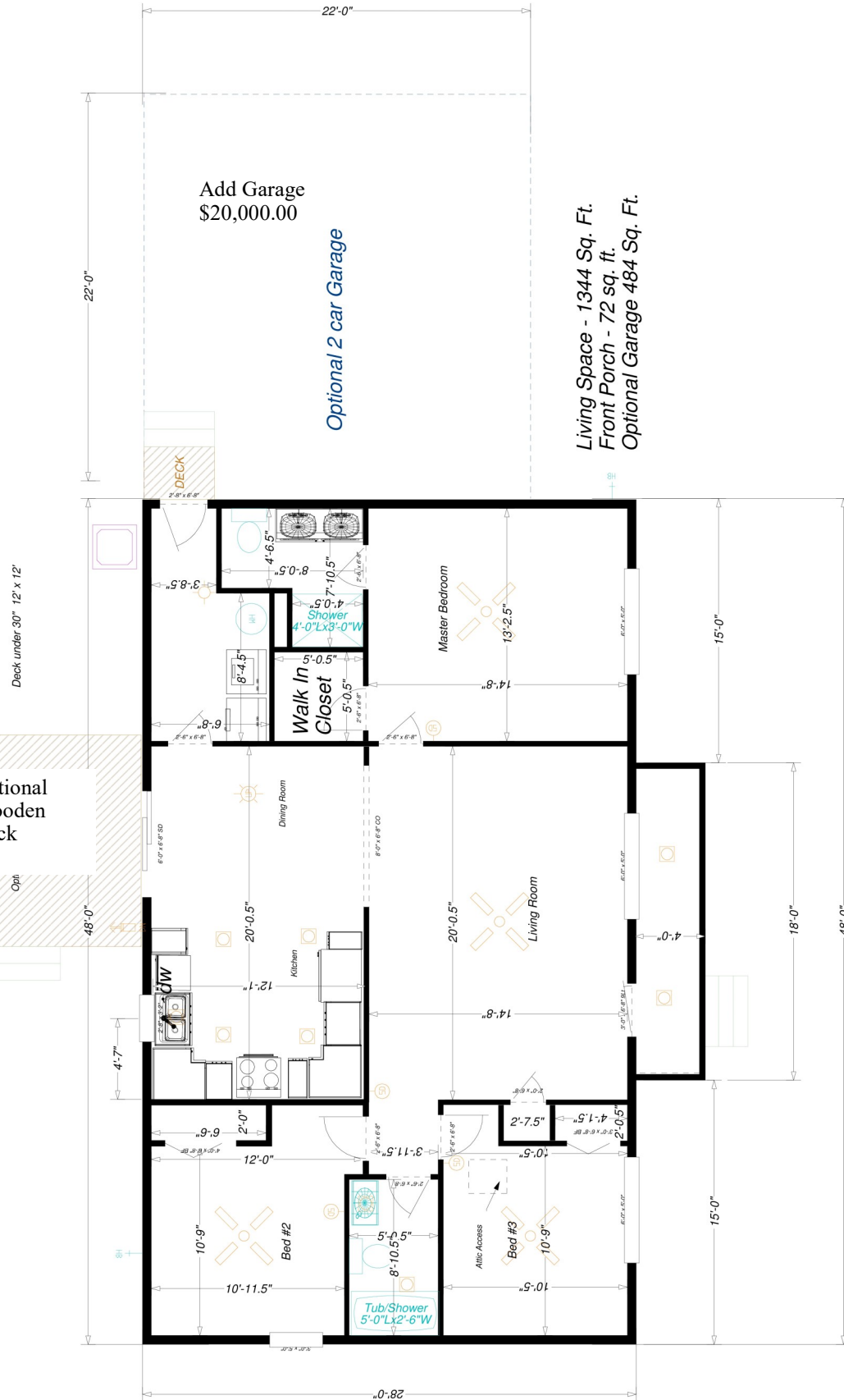
The Anna



Plan # 156



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The Anna II

Plan #161 No Garage
#184 W/ Garage





The Ethan

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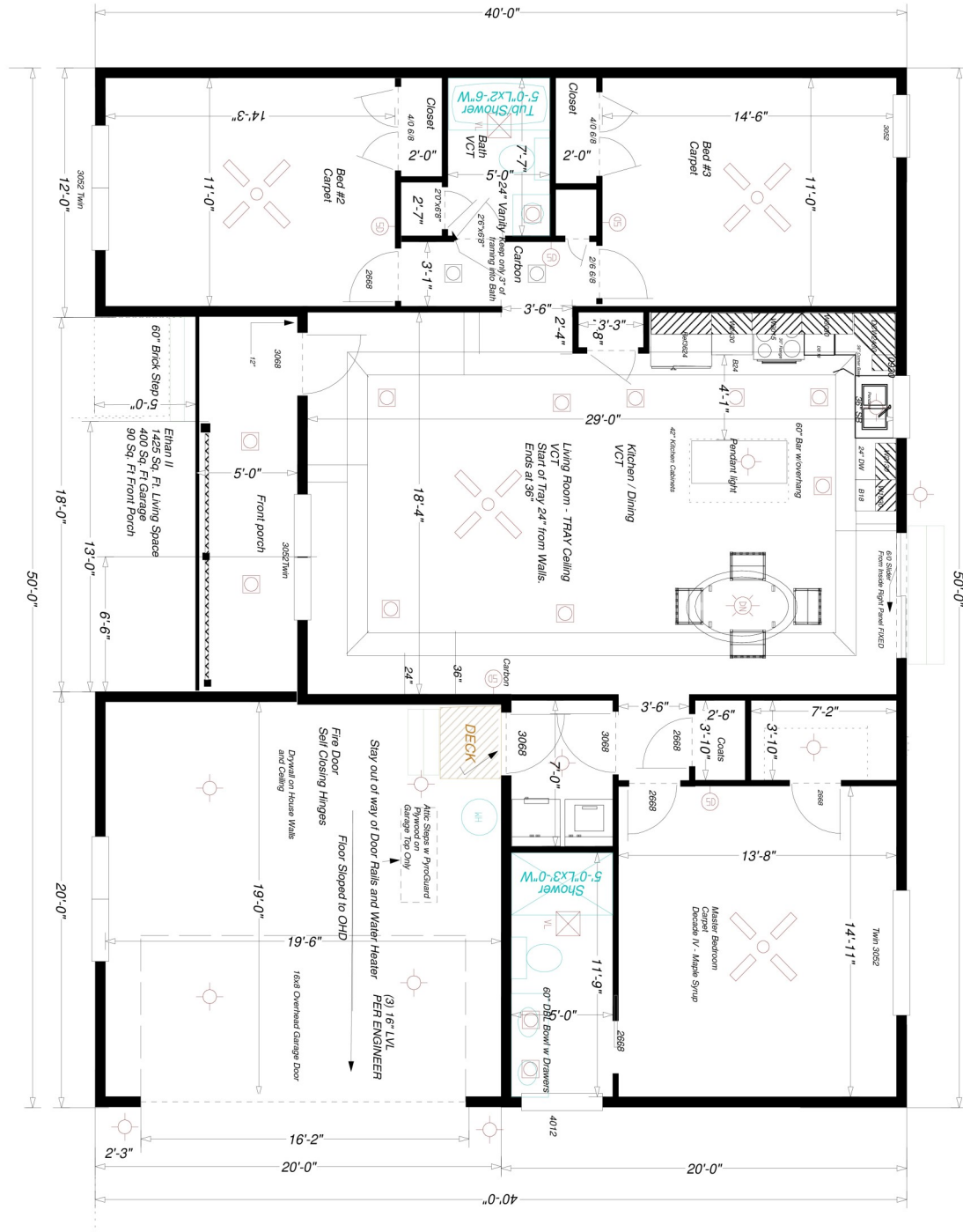


1400 +/- Sq. Ft—
Plan #184

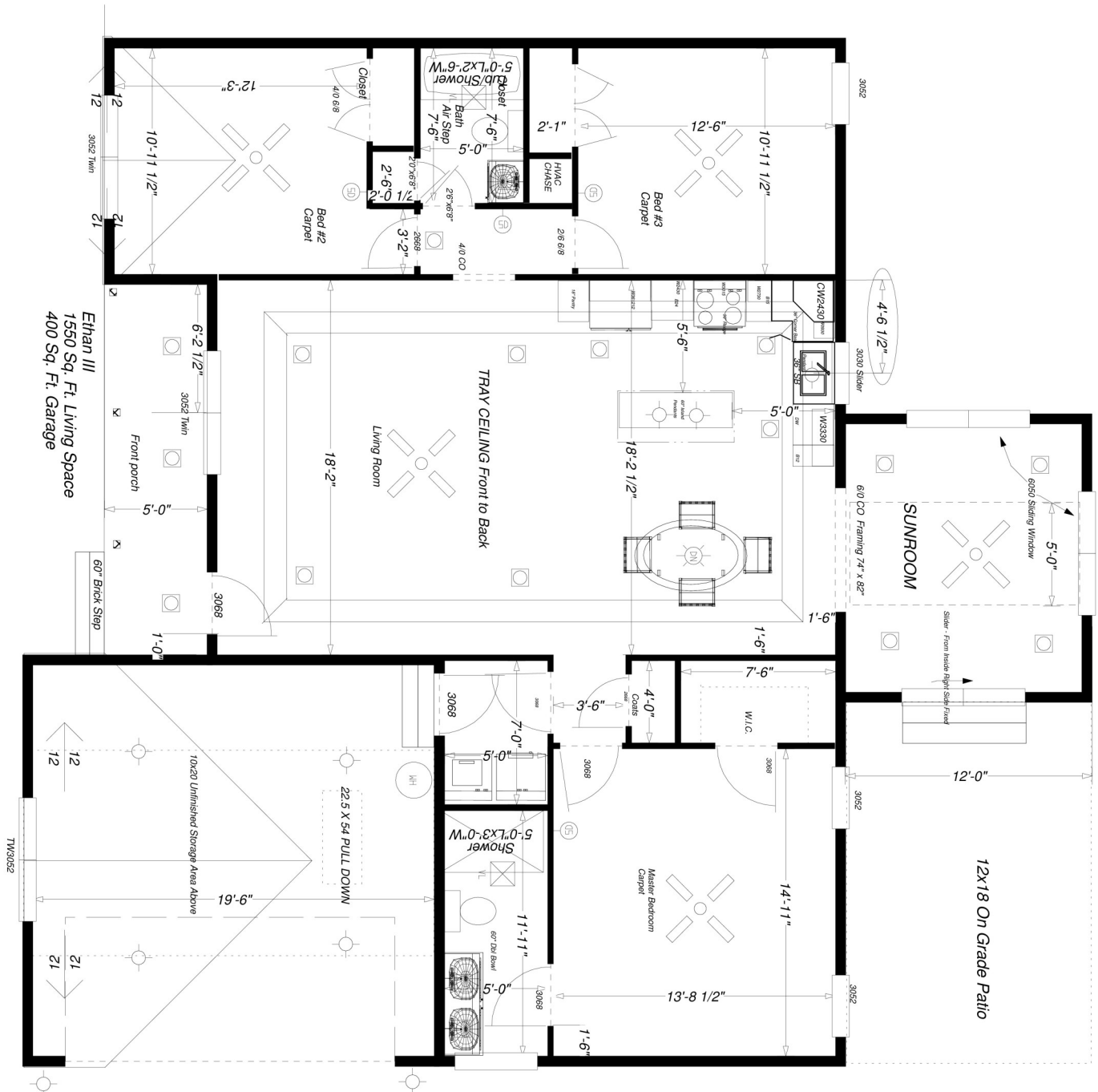
ETHAN II



Ethan II



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The Many Sides of ETHAN

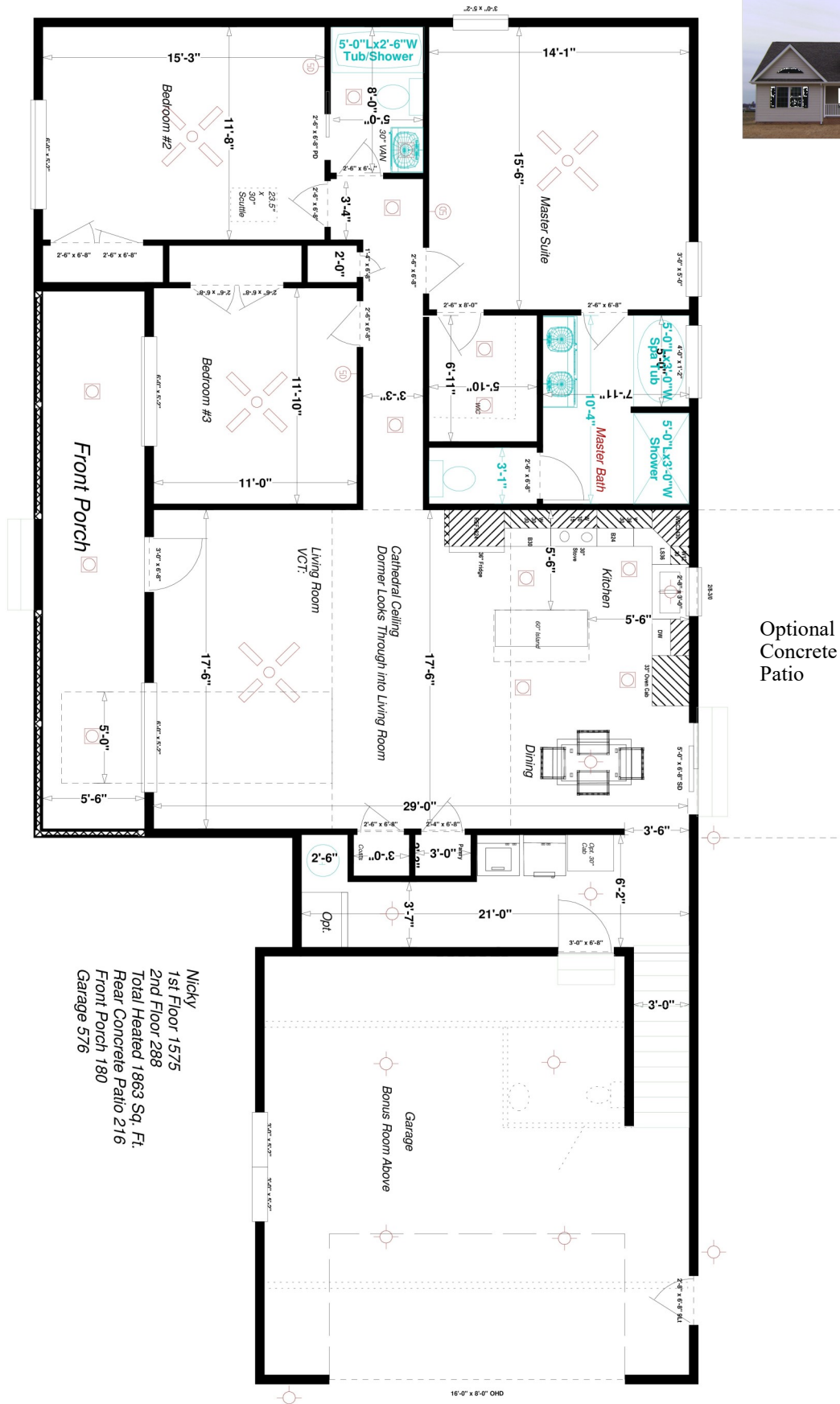
Garage Front—Garage Side - Hip Roof –Gable Roof

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Nicky
1st Floor 1575
2nd Floor 288
Total Heated 1863 Sq. Ft.
Rear Concrete Patio 216
Front Porch 180
Garage 576



The Nicky II

1500 Sq. Ft.
Plan # 178

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The Tony

1500 Sq. Ft. with 1st Floor Living
Plan# 174

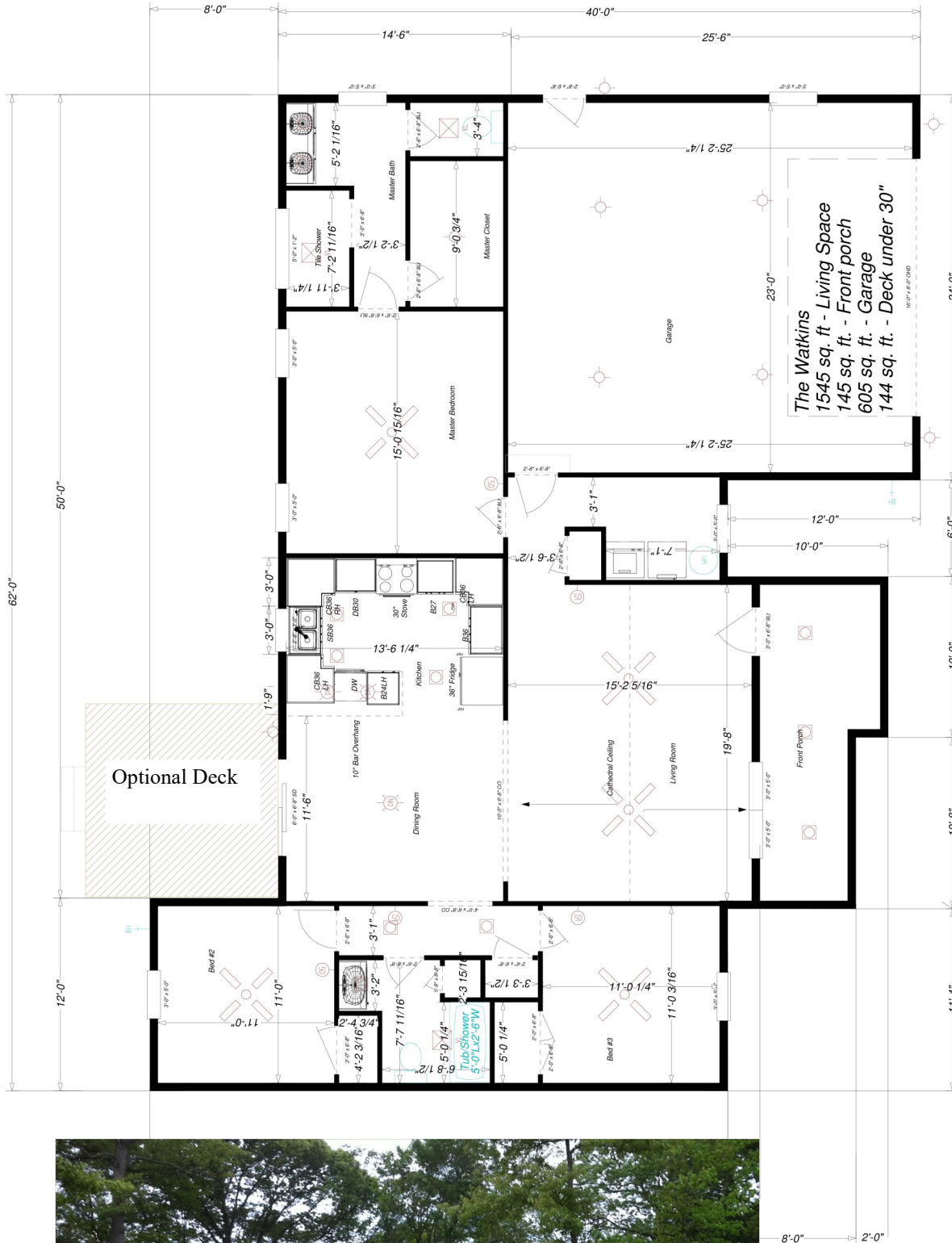


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The Watkins

1545 Sq. Ft.
Plan # 204

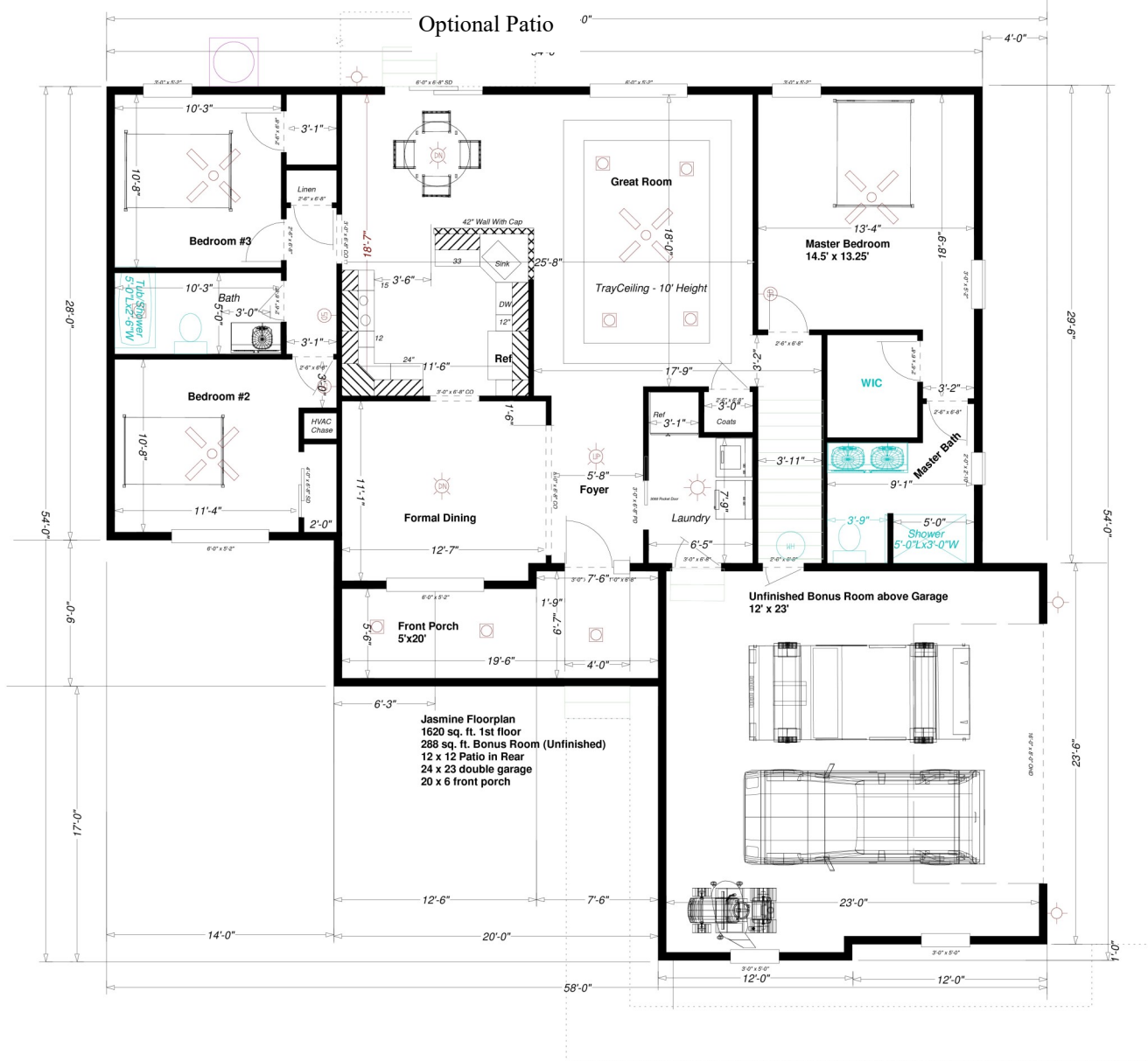


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The Jasmine

1620 sq. ft. Heated
UnFinished Bonus Room
Plan # 245



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The Clayton

1480 Sq. Ft
Plan 199

Clayton Front. Rear



New Model 2020
1480 Sq. Ft Living Space
Full Size Double Garage
Enormous Attic Space with Built in Stairs
Oversized Laundry Room and Closets

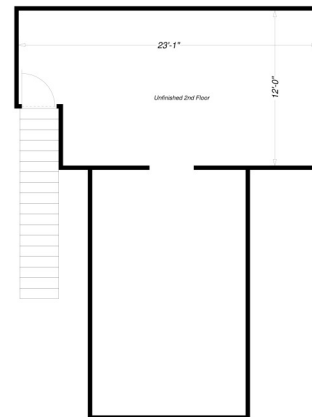
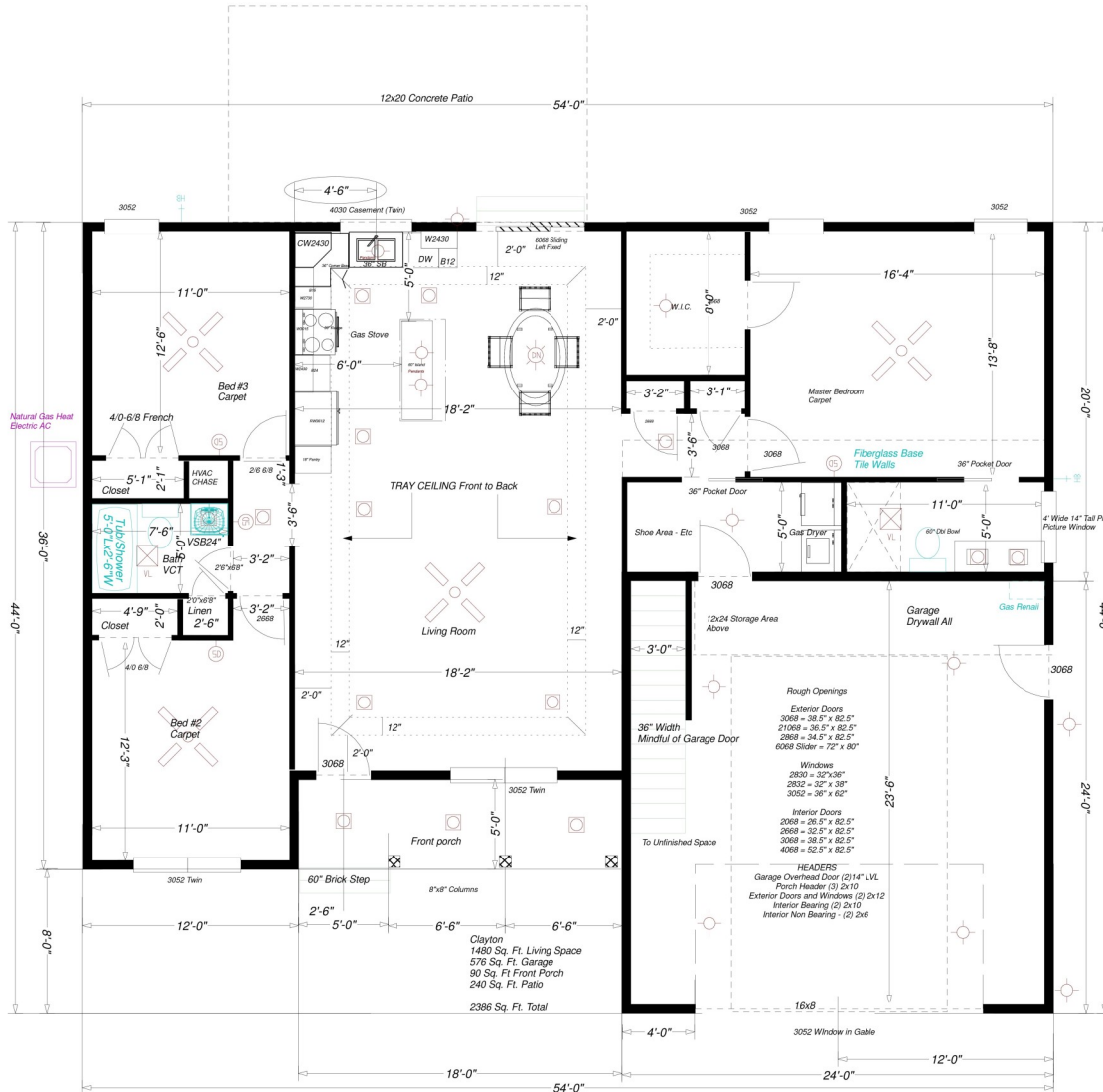
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The Clayton



Clayton



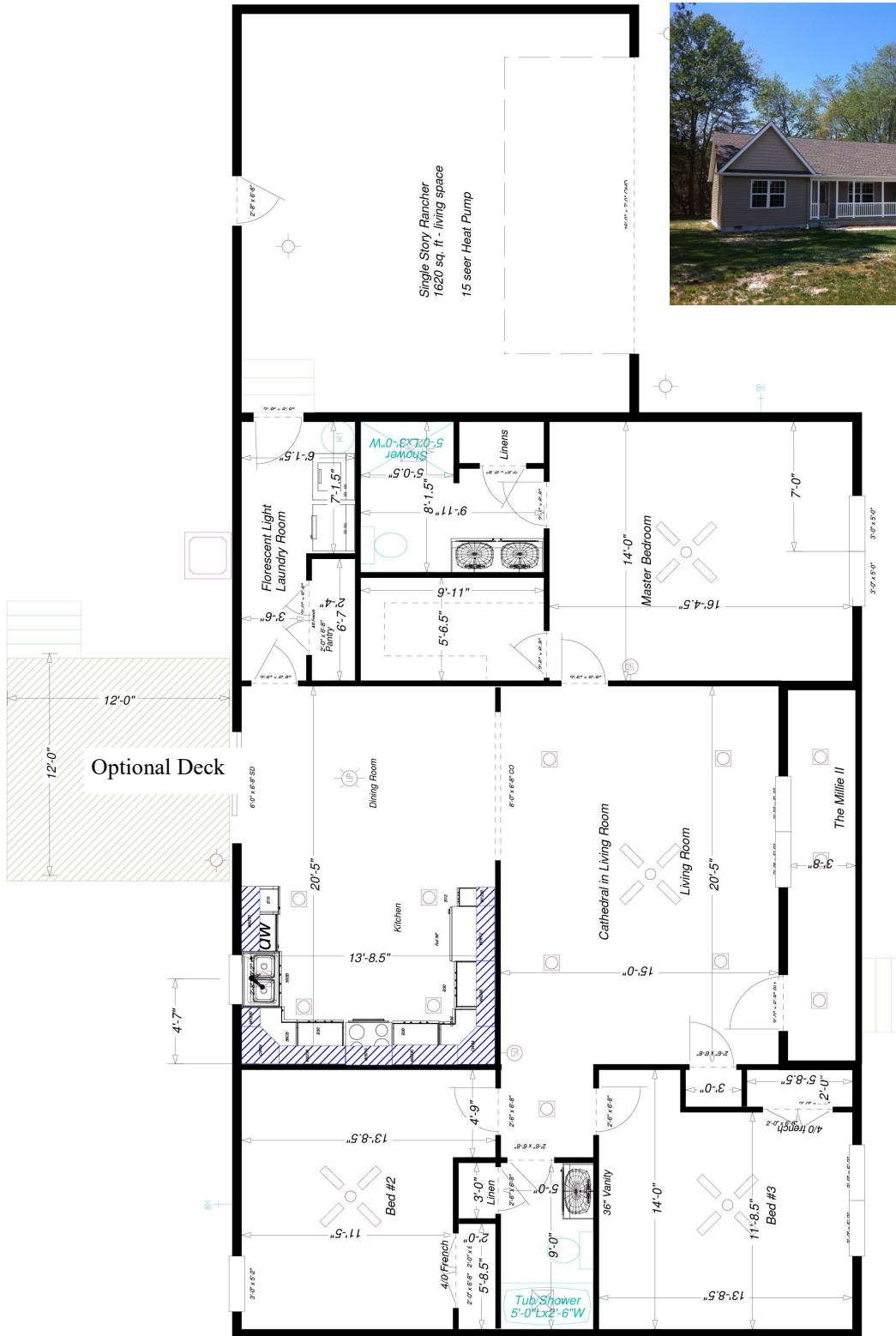
Unfinished Attic Space

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The Mille II

1620 Sq. Ft.
Plan 204
1420 Version
Plan 178

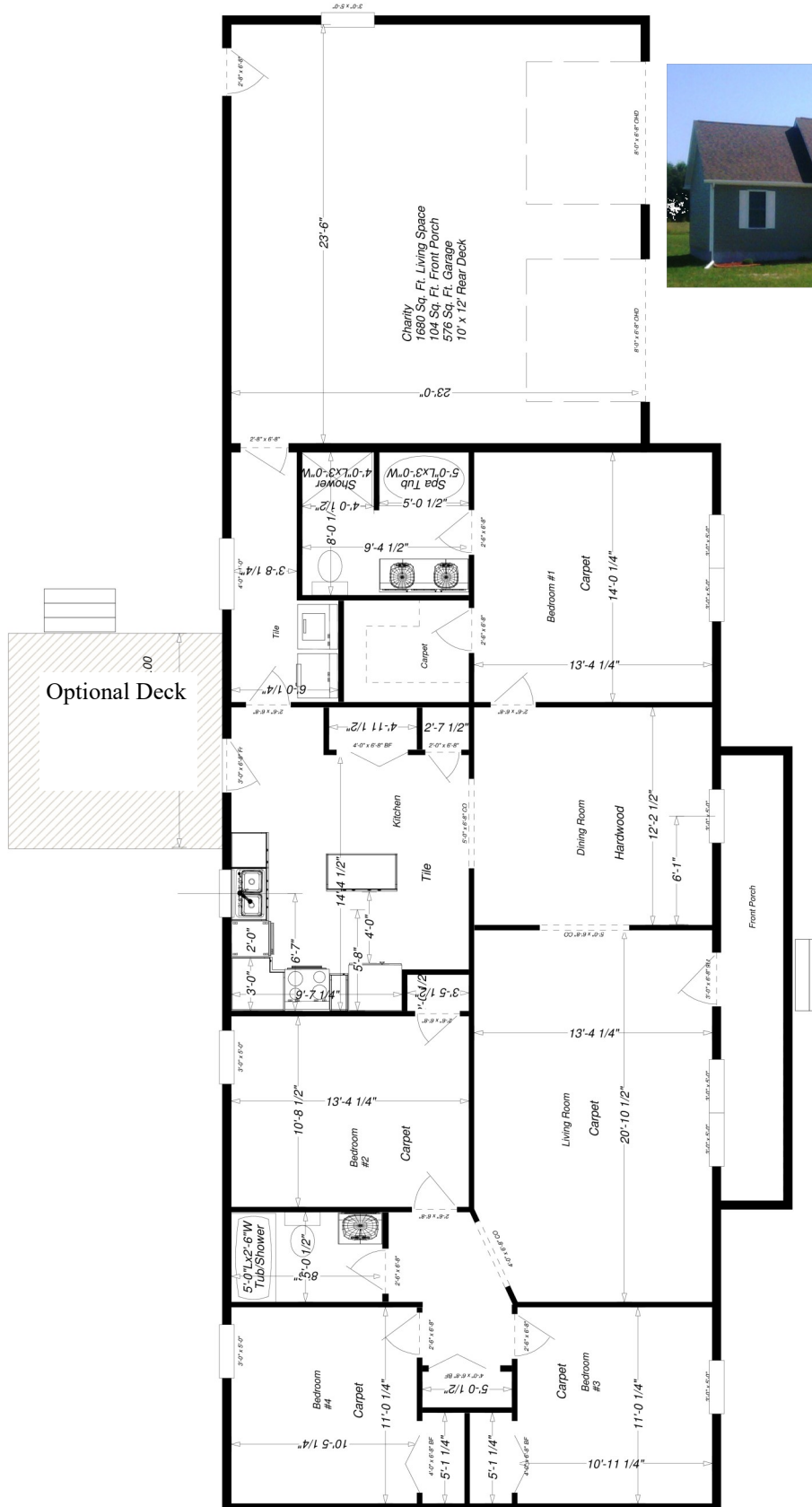


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The Charity

1680 Sq. Ft.
4 Bedroom
Plan # 219

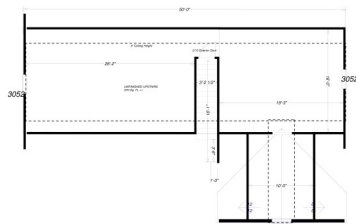
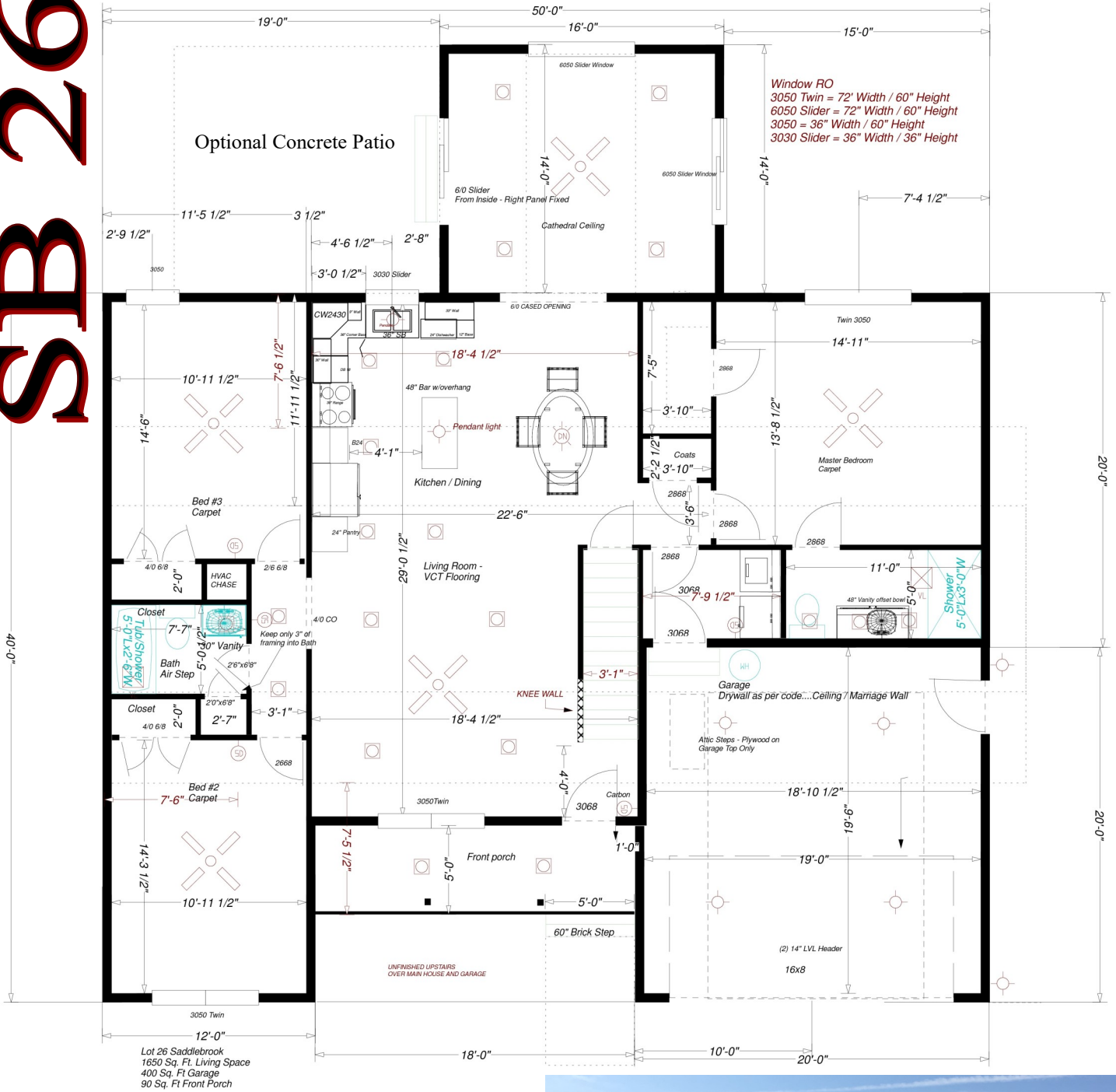


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1650 Sq. Ft. / 970 Unfinished Upstairs Plan 229

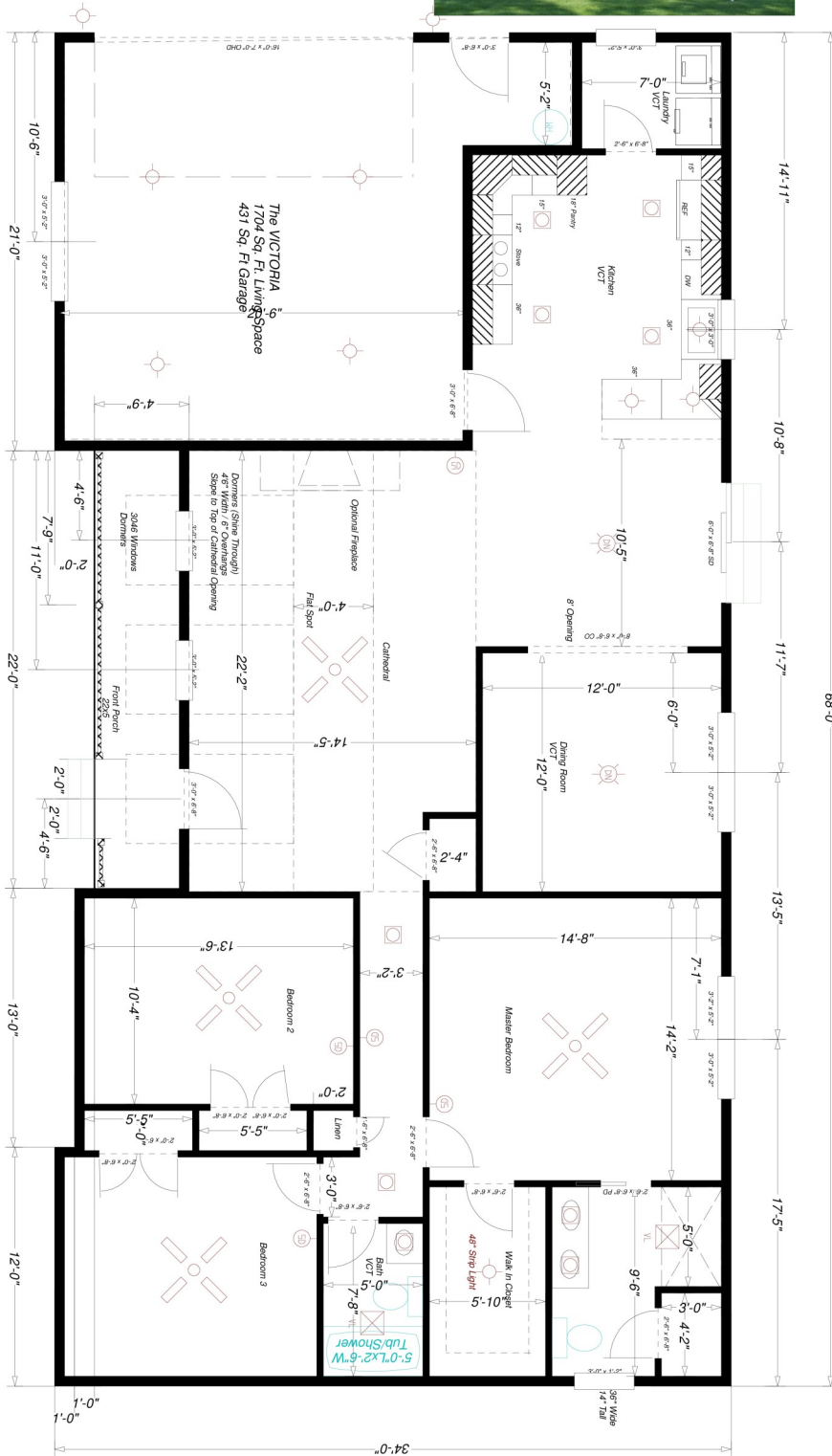
SB 26





The Victoria

1700 Sq. Ft.
Plan#230

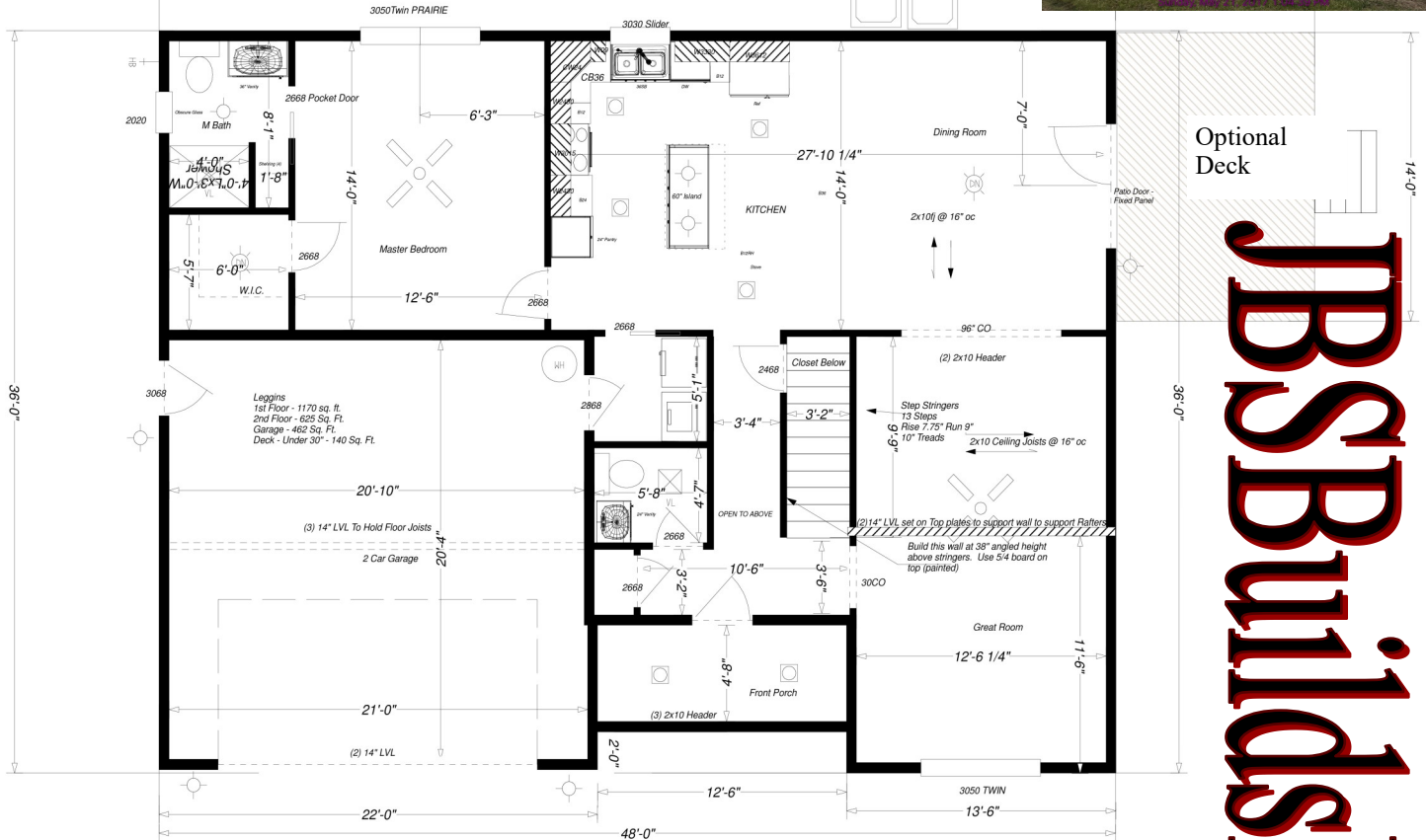


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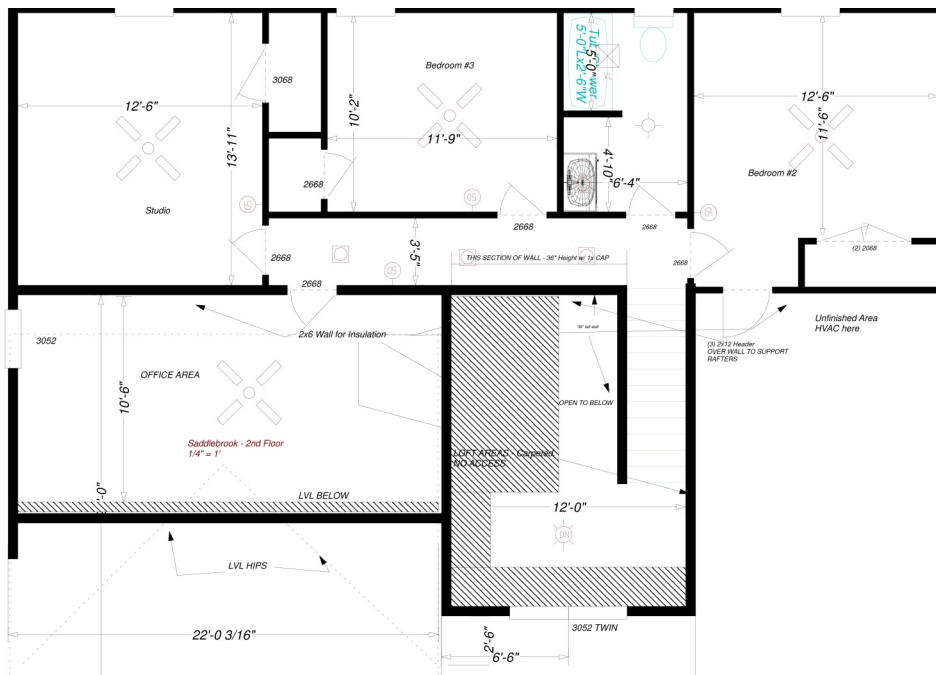


Leggins

2000 Sq. Ft. 4
Bedroom
Plan #249



Optional
Deck

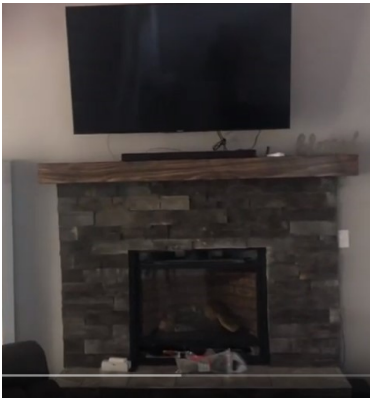


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Stanley

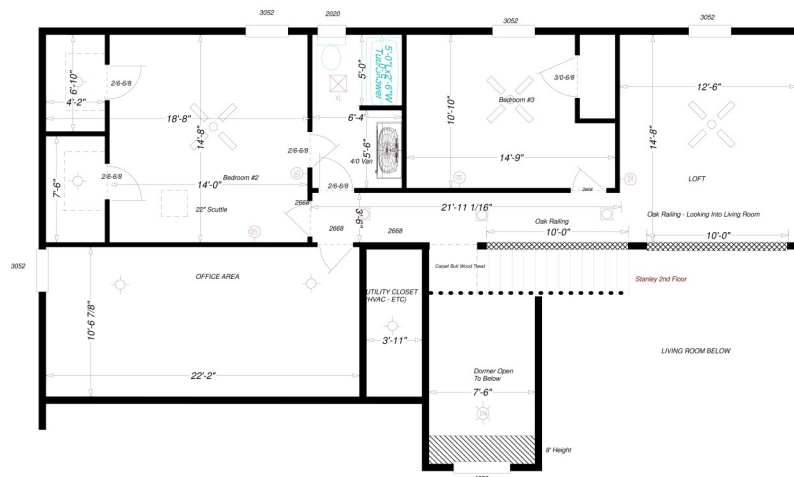
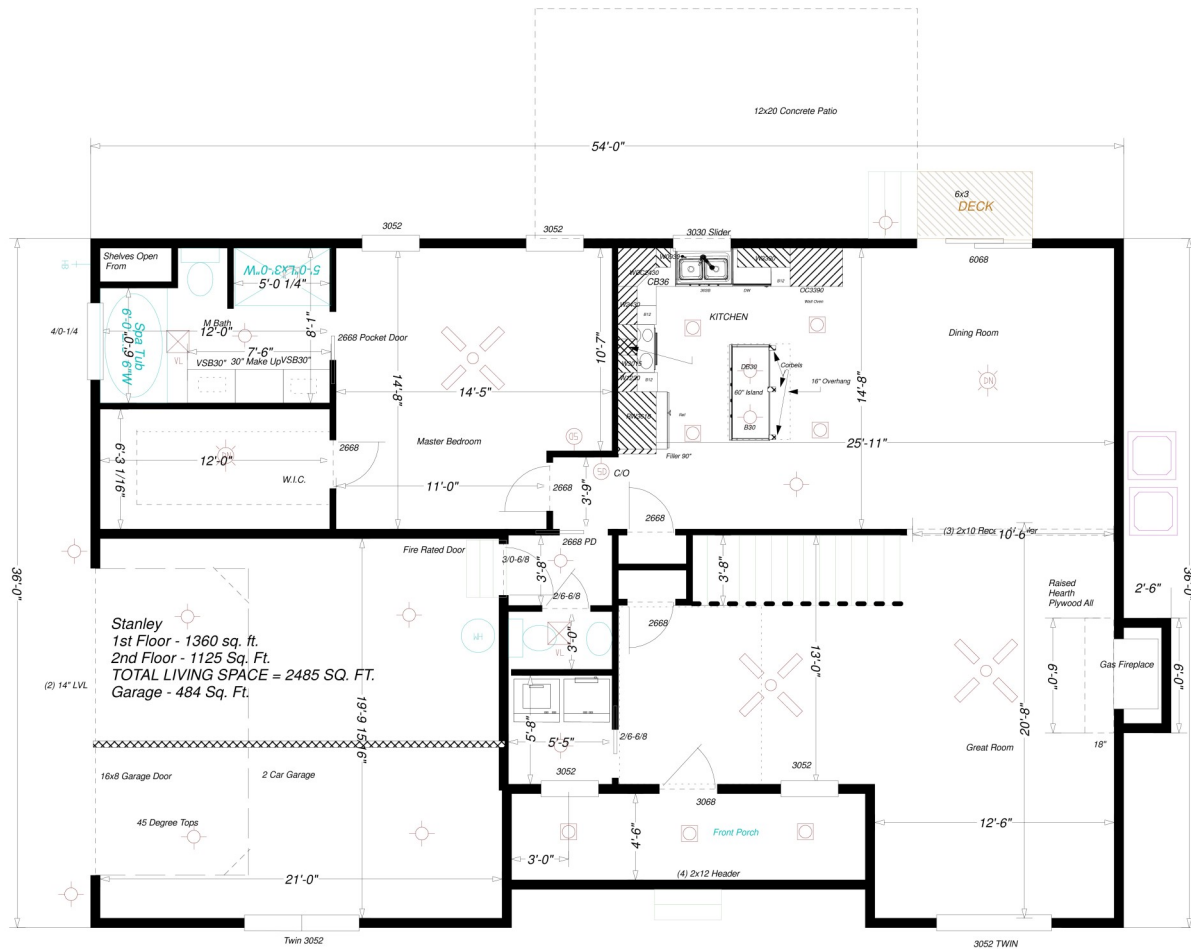
2500 Sq Ft +/-
4 Bedroom
Plan #319



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Stanley



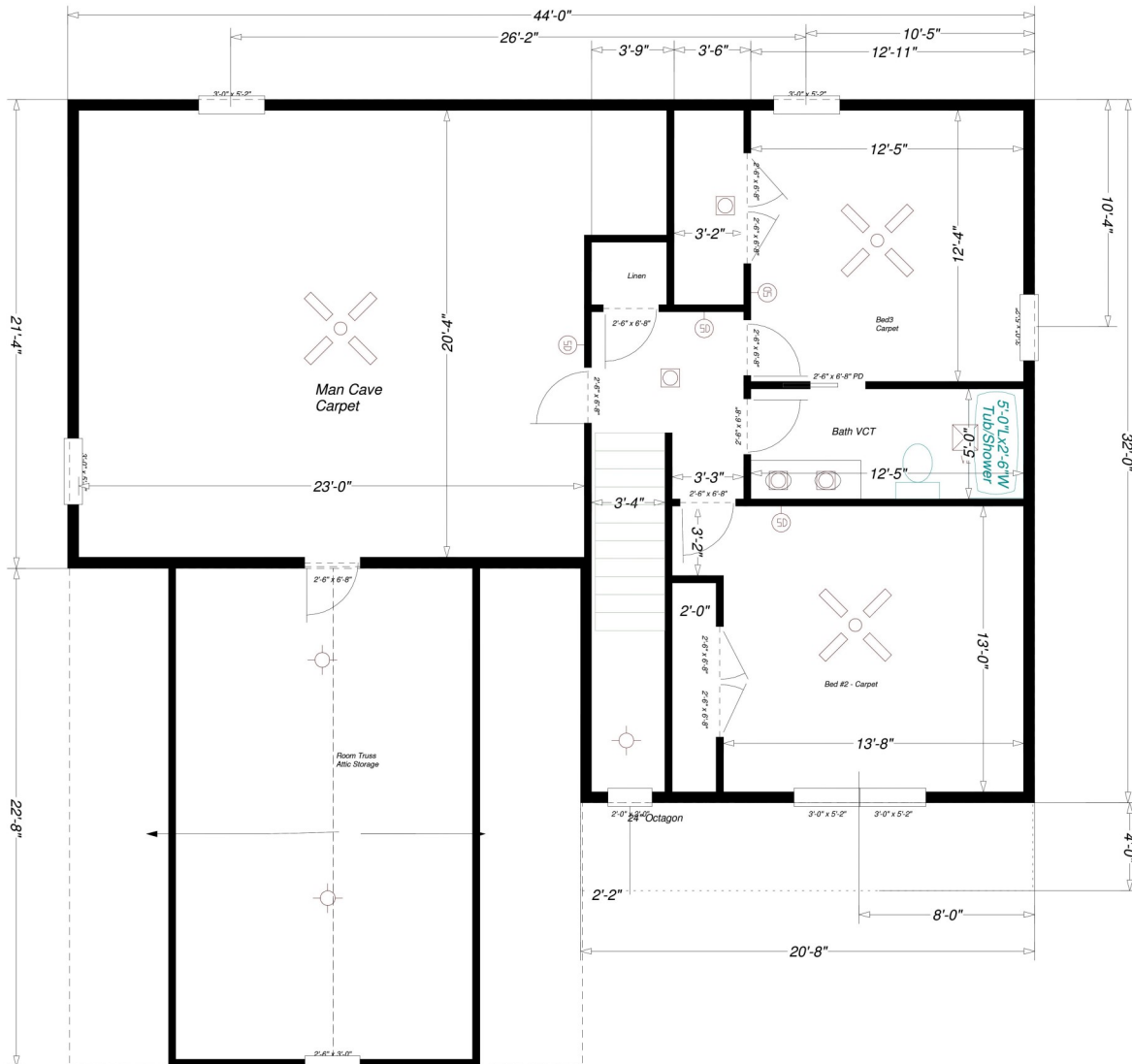


Bibbons

Plan # 259



Bibbons 2nd Floor



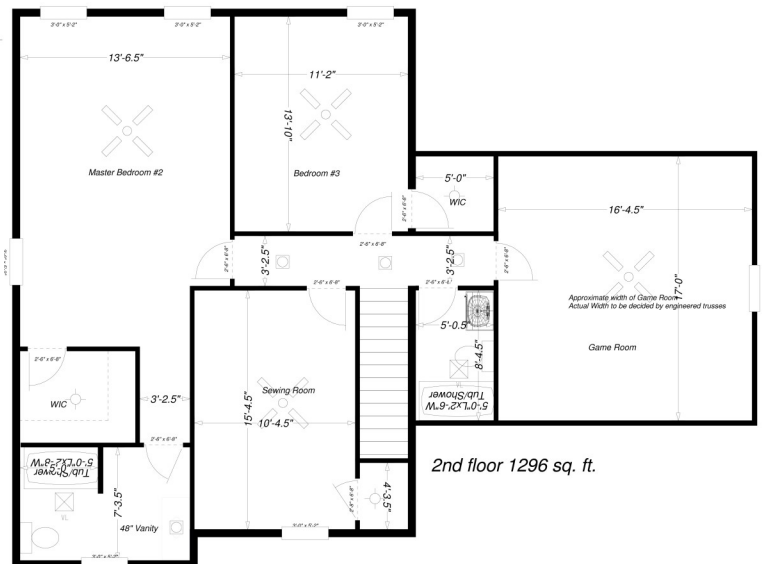
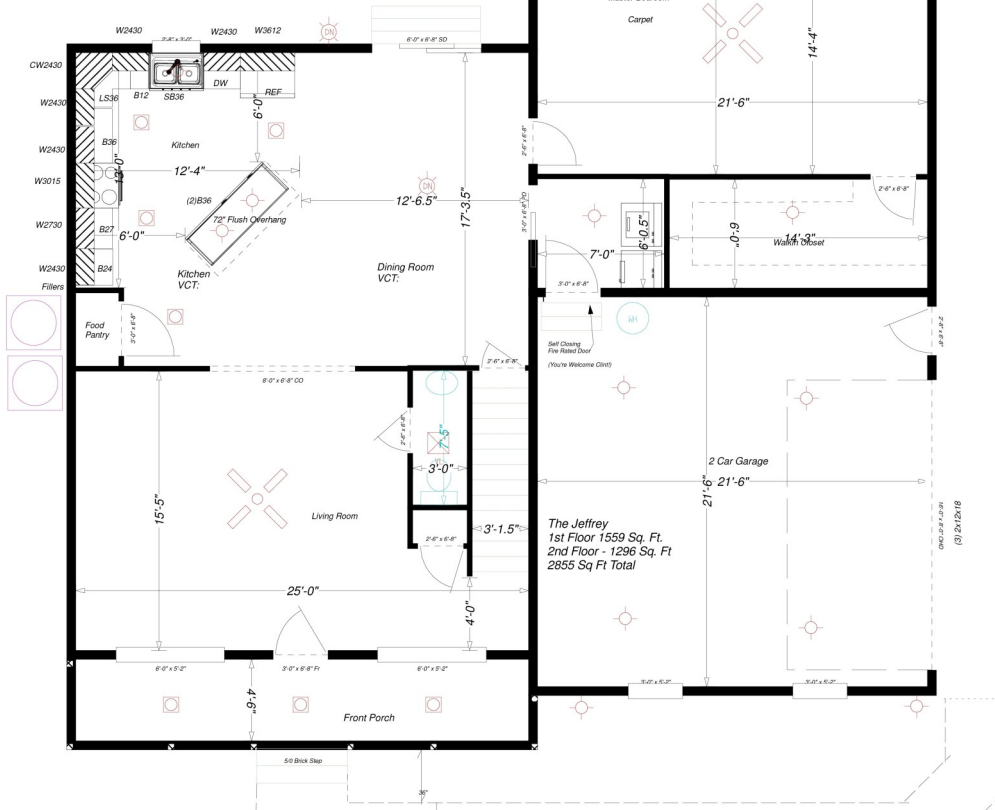
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The Jeffrey

THE BEST VALUE WE OFFER
Over 2800 Sq. Ft. * 4 Bedroom/3 Bath
Plan #279

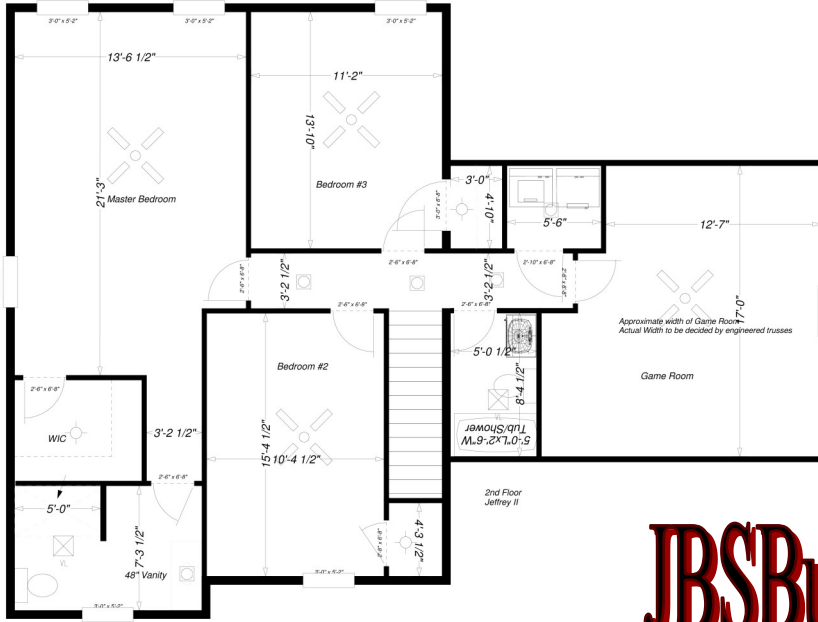
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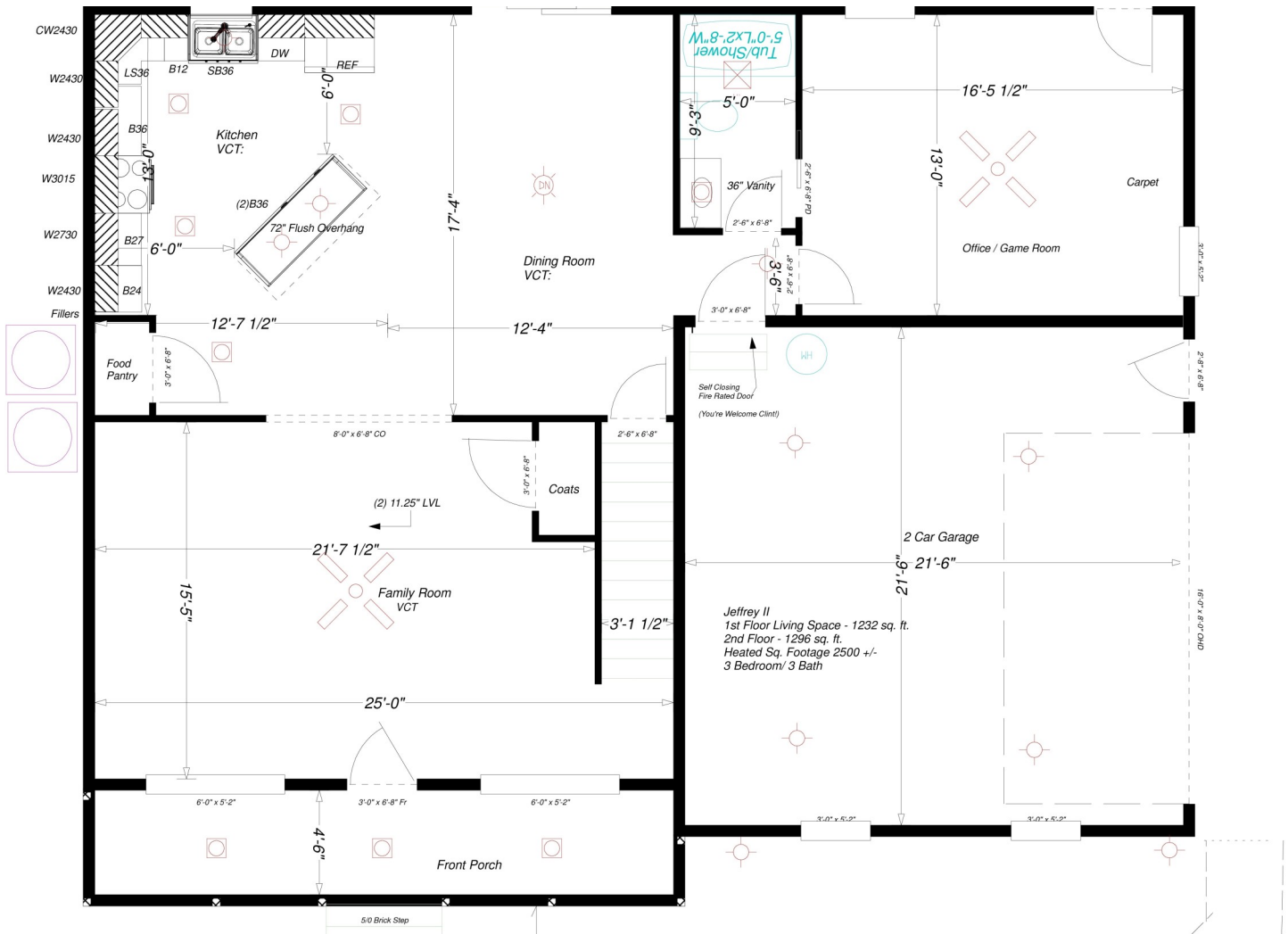


The Jeffrey II

2500 Sq. Ft +/- * 3/4 Bedroom/3 Bath
Plan #269



JBSBuildsForLess.com





The Hicks

Over 2000 Sq. Ft. * 3 Bedroom/2 Bath* Split Floorplan
Unfinished Upstairs adds another 1600 sq. ft.
Plan # 289



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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 up to 1250 Sq. Ft. of Crushed Concrete as the driveway.

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 - \$1250.00 (\$1.00 Sq. Ft.)

Blacktop - \$4,375.00 (\$3.50 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 2 additional loads of Fill dirt for 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 \$250 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 Top Soil, Grade and rake that into Existing Yard, Fertilize and Plant K31 as per specs. This cost is \$2500 up to 1 Acre

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
Oversized Media Filter
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 Casing 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

Frigidaire 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

WWW.JBSBUILDSFORLESS.COM Find us on Facebook for House Tours and other Fun Things



WHAT IS ALL IN and WHY IS THAT ABOVE AND BEYOND OTHER BUILDERS??

We pride ourselves on handling everything you will need from A to Z to build a home. The only thing that we do not provide is the land. We will draw the blueprints, submit the building permits, handle all inspections, build home, etc.

INCLUDED !!

BLUEPRINTS
 PERMITS (SUSSEX COUNTY)
 STANDARD SEPTIC INSTALLED
 4" WELL INSTALLED
 4 COURSE CONCRETE FOUNDATION
 2X6 EXTERIOR WALLS @ 16" OC
 ZIP SYSTEM EXTERIOR PLYWOOD
 VINYL SIDING
 DOUBLE HUNG VINYL WINDOWS
 LOW E GLASS
 SEAMLESS ALUMINUM GUTTERS
 SHUTTERS ON FRONT OF HOME
 CONCRETE SIDEWALK
 STONE DRIVEWAY
 PLANT GRASS IN DISTURBED AREAS
 WALL INSULATION R19
 CEILING INSULATION R38
 FLOOR INSULATION R19
 RHEEM HEAT PUMP(HEAT & AIR)
 VCT IN ALL LIVING SPACES
 CARPET IN BEDROOMS
 SOLID WOOD CABINETS (CHOICE OF
 COLORS)
 GRANITE COUNTERTOPS

TWO TONE PAINT
 2 OUTSIDE SPIGOTS
 RECESS LIGHTS WHERE SHOWN
 (LED Puck Style)

CEILING FANS IN ALL BEDROOMS
 AND LIVING ROOM AND SUNROOMS

MAILBOX

WHEN WE SAY ALL IN. THIS IS
 WHAT WE MEAN. YOU ARE READY
 TO MOVE IN.

ALL YOU HAVE TO DO IS PROVIDE
 OR FIND LAND, PROVIDE MONEY TO
 BUILD, PICK COLORS & SIT BACK
 AND WATCH THE PROGRESS :)



**MORE HOUSE !
LESS MONEY !!
PERIOD !!!**

JBSBUILDSFORLESS.COM