

J.B. Custom Builders Specifications

Foundation

18" x 8" poured concrete footer with poured concrete wall 8' high or 9' high by 10" thick
Up to 6" crushed stone in basement and garage floors
2 cellar sash windows (if plan applicable) vinyl
4" pipe radon loop vented through roof
4" perforated pipe footer drain around perimeter
Poly-vapor barrier under basement concrete
4" concrete floor
Sump pit std.
Clear penetrating concrete sealer (exterior of basement)
Steel I beam on steel columns
Outside Bilco basement door with 3; steel insulated door
Code requirements/soil conditions may dictate changes to specifications
Basement insulation and finish – dependant on site

Garage

3; poured walls
4" steel reinforced concrete floor
Insulated raised panel steel garage doors – prefinished white, tan, bronze, green, or brown (Paint matching color optional)
Garage door operators with remote control
45° corners on garage door frame or other optional styles and shapes
Fire code drywall finished
Insulated sidewalls and ceiling
(1) Coat paint on walls, ceiling, & trim

Framing

Treated sill plate bolted in place
Foundation sill sealer
2 x 10 S.P.F. Floor joist
Metal bridging
¾ T & G sub floor – blued and nailed (Advantech)
2 x 6 S.P.F. exterior wall studs 24" on center (16" optional)
2 x 6 center bearing wall – 16" on center
Double top plate
7/16 O.S.B. exterior wood sheathing for superior nail base and wind resistance (not just the corners)
Exterior house wrap on heated walls
2 x 4 S.P.F. interior wall studs – 16" on center
5/8" O.S.B. plywood roof sheathing – with clips
#15 felt paper with aluminum drip edge full ridge vent
Fully flashed
30-year shingle – Elk – choice of color
Lifetime warranty, maintenance-free vinyl siding – choice of color

Aluminum and/or vinyl soffit, fascia, and seamless gutter – choice of color
Glen-Gery brick as per plan (optional)
Stone facing as per plan (optional)

Exterior Doors and Windows

Insulated steel doors, optional fiberglass doors available
Schlage brass entry locks
Simonton white vinyl, maintenance-free, Double-hung, Hi-performance glass, Tilt-in windows
Full screens on windows whole house
Grilles – whole house (optional)
Raised panel shutters as per plan
One steel hinges patio door with screen or vinyl slider with screen per plan

Heat

Hi-efficiency propane or oil furnace
Computer-designed for maximum efficiency and comfort
Metal duct lines
Humidifier (optional)

Plumbing

Pex water lines
¾" main lines; ½" branch lines
Shutoffs at all fixtures
Laundry valve
PVC schedule 40 waste and vent lines
Tankless Hot water system
Water conditioners available as an option
Moen chrome faucets throughout
5-year warranty on water pump on parts if applicable
1 front and rear frost-free hose bibs std.
Pipe insulation available as an option

Electrical

200-amp service, fully inspected
Circuit breaker panel
Switches and outlets to meet National Electric Code
1 front and rear outside outlets (GFI)
Electric door chime
Smoke detectors (one each bedroom and floor interconnected with battery backup)
Ceiling lights or split wired receptacles in all bedrooms
Fan/Light combos in baths (heat fan or light optional)
Generous lighting allowance (you select)
Outlets for garage door operators
Prewire for CaTV and phone jack (3 each std.)

Lights over kitchen sink and all vanities
Closet lights optional, except walk-in closets std.

Insulation

Full air-stop package – includes foundation sill sealer, fully caulked framing junctures, all windows and door frames foamed in place, all electrical wire and plumbing pipe penetrations foam sealed

Walls between heated and unheated areas R19 fiberglass batt

Ceiling between heated and unheated areas R38 blown attic insulation – (where accessible)

Attic area fully ventilated

R11 Basement wall insulation

Heated living space over garages – R21 minimum batts in garage ceiling

Unheated garages – fully insulated sidewalls and ceiling

Interior Finish

Walls and ceilings ½: drywall screwed and glued

3-step finish ready for painting

Fire code drywall in garage area adjacent to living space

Painting – walls and ceilings – uniform airless spray and walls back rolled single application

Interior trim – 2 coats (base and semi-gloss) or optional stained, sealed, and varnished
1 color on trim and 1 color on walls and ceilings std.

Trim Materials

Interior trim – colonial casing and 3 ¼” baseboard paint grade (stainable wood optional)

Stainable stairs, rail & spindles 1st floor (optional)

Raised panel “Colonist” painted interior doors (wood stainable optional)

3 butt hinges on each door (except sliding and bifold)

Schlage brass passage and privacy locks

All closet doors bifold or sliding per your preference

All windows have casing and deep window sills

Floor Coverings

Flooring selections made from Martins Floor Coverings

All types of flooring available

Generous Flooring allowance (you select)

Kitchen

Custom kitchens designed and installed by Kitchen Craft

Generous Kitchen allowance (you select)

Bath/Powder Room

One-piece fiberglass tub/shower – American Std.
Chrome glass door on shower stall units (Tub/showers optional)
Toilet American Std.
Vanity base cabinet with cultured marble top
Towel bar and paper holder (installed)
Full mirror 40" high over vanities std. (mirrored cabinets optional)
Cabinets, tops, and mirrors are part of the kitchen allowance

Fireplace/Woodstove Pad (Optional)

Marble face and hearth with std. box mantle
Fireplace – raised hearth with firebrick firebox and flue in basement
Extended hearth with brick wood box (optional)
Woodstove pad - radius corners on wall and stove pad (optional)
Gas fireplace option also available

Excavation/Sitework

Excavation, backfill, rough grade, utility trench
Cut and stone driveway, septic system installation

Seeding/Paving (Optional)

Machine graded and seeded
Driveway paved with finish-grade blacktop
Note: Seeding and paving is determined on lot size and setback of house
Many other options are available with us because of our customizing abilities

Warranty

One year written warranty for defective material or labor by builder
Manufacturer's warranties on certain items for extended period

Quality

Perhaps the most important specification. The quality level achieved only by employing fulltime skilled tradesman and support staff, which take old-fashioned pride in their work. Visit our jobsites and see for yourself.