



## J & J Custom Builders, LLC

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www.jandjcustombuilders.com

Class A License # 2705115702

### Standard Specifications

#### Foundation

- Excavation for basement foundation
- Footers and concrete for basement foundation
- Eight foot poured concrete wall foundation 8" thick
- Four inch steel columns as necessary to support triple 2x10 beams
- 4" gravel 6 mil plastic vapor barrier under basement floor
- 4" smooth finish concrete floor
- Draintile and waterproofing
- Rough in plumbing for (1) full bath

#### Framing

- Floor joists: 2"x10" joists 16" OC or TJI's
- 3/4" tongue and groove OSB glued and nailed
- Walls to be constructed of 2"x6" studs 16" OC
- 7/16" OSB sheathing on exterior walls and roof
- Ceiling joists to be constructed of 2"x8" joists 16" OC or roof trusses
- 6/12 roof pitch constructed of 2"x8" rafters 16" OC or trusses
- Pull down step to attic
- Eight foot ceilings
- Tyvek or similar house wrap
- 12" eaves and soffits
- 15lb roof felt

#### Mechanical, Plumbing, Electrical

- All exterior walls to be insulated with R19 fiberglass insulation
- Floor to be insulated with R19 fiberglass insulation
- Ceiling to be insulated with R38 blown insulation
- Between 1<sup>st</sup> and 2<sup>nd</sup> floor to be insulated with R19 fiberglass insulation
- 13 seer heat pumps with programmable thermostats
- Pex water lines with manifold system
- PVC drain lines
- 40 breaker panel box and 200 amp service
- Four cable and four phone jacks
- (2) exterior GFCI outlets
- (2) exterior frost free water faucets
- Washer and dryer hookups, dryer vented to exterior
- Bathroom exhaust fan/light on separate switches
- Paddle fans in all living rooms and bedrooms, fan/light on separate switches
- 50 gallon quick recovery electric water heater

#### Exterior

- Crane 5" standard lap vinyl siding
- Vented vinyl soffits (non vented on gables)
- Aluminum fascia
- Vinyl brick molding at doors

- Vinyl, double hung, low e, gridded windows
- (2) windows in basement
- Panel shutters for windows on front of home
- 36" Sunburst, vinyl clad steel front door
- 36" Nine lite, vinyl clad steel rear door and basement
- 30 year architectural shingles with ridge vent
- White seamless aluminum gutters with downspouts

#### Interior Trim

- Smooth finish sheetrock walls and ceiling
- Finish ceiling/wall joint with no crown molding
- Ceilings and closets primer painted flat white
- Walls finish coat painted color and sheen of Owner's choice with one colored primer coat and one finish coat (up to 3 colors)
- 3 1/4" pine baseboard molding and shoe molding (where necessary) finish coat painted semi gloss white
- 2 1/4" pine door casing finish coat painted semi gloss white
- Sheetrock return window trim
- 6-panel pre-hung hollow core doors
- Two story staircases finished with carpet, stained oak handrail, and white balusters
- Blinds and window treatments are not included
- 5'x5' (or larger) oak hardwood foyer
- Wall to wall 40oz stain resistant plush carpet with 1/2" pad
- Vinyl flooring in wet areas
- White wire shelving in all closets

#### Kitchen and Baths

- Raised panel oak or maple cabinets throughout
- Overhead cabinets with crown molding
- Cultured marble vanities in bathrooms
- Formica countertop with backsplash in kitchen
- One piece fiberglass shower tubs
- Double bowl stainless steel kitchen sink
- Delta high rise kitchen faucet with sprayer
- Delta single lever sink and shower faucets in bathrooms
- Whirlpool 25 cu ft side by side refrigerator with ice and water
- Whirlpool smooth top self cleaning range
- Whirlpool dishwasher
- Whirlpool over the range microwave

This is a list of standard specifications for every new home by J&J Custom Builders. We can customize your home with a variety of different options. If you don't see an item on the standard specifications or options sheet, just ask us. We will be happy to assist you in getting the item necessary to help you customize your home.