

JBM Homes Standard Building Information



FOUNDATION- Fully engineered post-tensioned cable slab design with additional steel reinforcement where needed, poured with/3000 p.s.i. concrete, professionally inspected.

FRAMING- Walls studs are 16" on center, ceiling joist are per code (#2 grade) 16" on center, at least 2 x 6 dimension and engineered I-joist where applicable. Rafters are of 2 x 6 (#2 grade) Douglas fir and valleys and ridge are 2 x 8. Decking is 7/16 OSB. Siding, soffit, and fascia is a pre-primed LP Smart. Each house is wrapped with Huber Engineered Zip system sheathing and moisture barrier which provides superior strength and wind bracing as well as water and airtight enclosure.

ROOF- JBM Homes are built with premium roofing materials with a lifetime warranty and synthetic underlayment. Our roofs have high wind capacities and are mildew resistant.

EXTERIOR- Masonry products include full thickness natural stone and clay bricks with Hardie and LP Smart siding options.

HVAC- HVAC systems are designed with manual J calculation to ensure proper sizing as well as sufficient air flow and quality. Systems are a minimum of 14 SEER rating. All spray foam houses are equipped with a direct fresh air intake.

INSULATION

- Full open cell spray Foam insulation on entire building envelope
- Poly seal around all pipes, wires, doors & windows, bottom plates nailed & secured with poly foam.
- All homes meet and often exceed building code energy guidelines

ELECTRICAL- Per code, underground power source. 200 Amp services. Ceiling fans in all bedrooms. Full LED lighting throughout. Decorative rocker switches and outlets.

TRIM & CABINETS- We use stained & painted trim work with many sizes and patterns, dimensions of floor base, crown moldings, library paneling, wood cased windows, etc. Cabinets are custom built with numerous species of wood (oak/ash/maple/pine/cherry and knotty alder). Cabinet can be stained or painted.

WINDOWS & DOORS- JBM uses new construction Dual pane Low E vinyl windows that exceed minimum energy values.

PLUMBING- JBM Homes use plastic pex systems for water distribution throughout the house. This system uses no fittings under the slab. Water sillcocks are minimum of 2, with some house plans 3. 50- or 65-gallon hot water tank per house plans. Delta brand plumbing fixture in ORB or Brushed Nickel. Tankless propane water heater is option. Tiled shower surrounds with poured shower pan.

DRYWALL & PAINT- JBM Homes houses feature 1/2" gypsum on walls & ceilings. All main areas finished with bullnose corners. Orange peel or Knockdown texture. Green board installed in sink areas and dense shield or cement board in showers.

Paint – Primed walls and ceilings. Flat sheen on ceilings. Eggshell/Sating sheen on walls. Semi-Gloss oil-based paint on trim and doors for added durability and lower maintenance.