

Building Process Book



How it Works. All the Details. What to Expect.
And why we do it better than the other guys!

For the "Tiffany Plus" Series Homes



*Family Owned
Since 1980*



✓ Kitchen

Gourmet Kitchens

- Granite Vanity tops (Std Allowance)
- Custom Designed Cabinets
- Shaker Doors
- Enameled on site Cabinets
- European Hidden Hinges
- 42" Uppers with Staggered Heights if Desired
- Hearth Kitchen with Slide out Spice Racks (Per Plan)
- Solera Stainless Steel Undermount Sink
- Vented Range Hood to 300 Max CFM
- Heavy Cove Over Cabinets
- Soft Close Drawers & Doors
- Two Glass Doors Included
- Gas Hookup for Range
- Full Ceramic Backsplash
- \$150.00 Allowance for Splash Detail Allowance
- Delta Leland 9178AR-DST Pull Out Faucet
- Pantry Closet with Melamine Shelves and Auto Light (Not Wire)
- Engineered Wood Floors
- Refrigerator, Double Wall Oven, Gas Stove, Microwave, Dishwasher and Vent Hood Appliance Allowance
- Garbage Disposal



✓ Electrical

Electrical Standards

- 200 AMP Service
- 11 Surface Lights (similar to Recess) with LED Light Bulbs
- Lights Speced all Rooms and W.I. Closet
- 2-Fan Lights Hookups Included
- 3 Water Proof Exterior Outlets, GFI
- Customer Walk-Through W/Electrician

- 5 T.V. Openings
- + 2 Computer Openings
- + 1 Set of Wired in Speakers

✓ Master Suite

Luxury Master Suite (Per Plan)

- Step Ceilings in Bedroom (Per Plan)
- Bed Wall Detail Soffit (Per Plan)
- Large Windows
- Two Separate Sinks
- Custom Enameled Raised Height Vanity
- Granite Vanity Tops
- Ceramic Floor
- Vanity Mirrors
- Delta Lahara Stainless Steel Fixtures
- Comfort Height Elongated Stool
- Hand Held 2nd Shower Head
- Ceramic Shower Per Plan
- Soft Close Drawers
- One Drawer Stack Where Fits
- Master Closets Have Custom Designed Melamine Shelving Allowance (Not Wire)
- Free Standing Tub (Per Plan)
- Panasonic QT 110 CFM Bath Fan with One Hour Timer
- Solera Standard Undermount Sink
- Towel Bar and Toilet Paper Holders Allowance



✓ Finishing

Finishing Touches

- Solid Core 2 Panel Interior Doors
- Main Level Interior Doors are 8' Tall
- 3 1/2" Casing Enameled on Site
- 5 1/4" Base Board Enameled on Site
- 9' Ceilings Main Level. 8' on Second Level
- Two Coats Flat Latex Paint
- Knock Down Ceiling Texture & Painted
- Schlage Dexter Interior Door Hardware
- Fully Cased Interior Windows
- Secondary Bedroom Closets are Ventilated Wire Shelving
- Fiberglass Front Door (when 8ft they are 3 point locking)
- Gas SL7 Heat and Glow Fireplace with Fan and 5' Wide x 6' High Cultured Stone and Straight Poplar Mantle (or equal)
- Over Sized Large Andersen Windows
- No Bifold Doors all Doors are Swing Doors
- 8ft Front and Rear Swing Doors Have 3 Point Locks (Per Plan)
- Drapery Blocking at all Windows
- Choice of 2 Wall Colors Included



✓ Baths

Secondary Baths (Per Plan)

- Raised Vanity Heights
- Delta Lahara Faucets
- Maintenance Free Fiberglass Tub or Shower (Per Plan)
- Custom Enameled Cabinet
- Luxury Vinyl Tile (LVT) Flooring (Per Plan)
- Granite Bath Vanity Tops Standard Allowance
- Panasonic QT 110 cfm Bath Fans with One Hour Timer
- Solera Standard Undermount Sink
- Towel Bar and Toilet Paper Allowance

✓ Mechanical

Mechanical / Plumbing / Heating

- 75 Gallon Gas Water Heater Direct Vent
- Pex Plumbing Piping Through Out
- 95+ Rheem Furnace
- 13.0 Air Conditioner
- 2 Zone Electronic Heating System (Per Plan)
- Honeywell Programmable Thermostats
- Insulated Hot Water Piping
- Air Exchanger (HRV) Heat Recovery Unit:
 - 2 Exterior Hose Bibs
 - Water Shutoffs at all Sinks
 - Smoke and Carbon Monoxide Detectors Per Code





✓ Structural

Structural Details

- Over Size Floor Trussing 19.2" on Center (Not 24") (Stronger Floors)
- Equals 480# Loading on Floors (Not 360# Minimum Code)
- Kitchen Trusses Under Island Are 16" O.C.
- Double Plate Construction
- We Use Engineered Headers (LSL, LVL) (Not 2"x10" Fir)
- Poured Concrete Basement Foundation Walls 8ft Tall
- Waterproofing Watch Dog System
- Drain Tile System Inside and Outside Foundation
- Sealed Sump Pump with Passive Radon System Including Alarm
- 2"X 6"X16" on Center Construction
- Exterior Garage Walls are 2"x6" for Straighter Walls
- ¾" OSB Sub Floor, Glued and Screwed (helps to prevent squeaking)
- All Sheet Rock Ceilings with Over 14' Spans Have RC-1 Channel Installed Under the Sheetrock to Eliminate Deflection and Ceiling Cracks
- Exterior Sheathing is 7/16" OSB on Entire House
- Roof Sheathing is 15/32" OSB Installed with Clips
- Special Attention to Wind Blocking in the Attic to insure proper attic venting.
- Rooms over Garages are Specially Designed to Prevent Air Leakage



✓ Garage

Garage

- Fully Sheetrocked with Fire Tape
- All Walls and Ceiling Insulated
- 2"x6" Exterior Wall for More Stability
- Insulated Steel Door with Windows and Designer Panels
- 2 Electrical Outlets
- One Garage Opener Per Door, Belt Drive Includes 2 Remotes and One Key Pad
- Low Voltage Wires are Behind Sheet Rock



✓ Exterior

Exterior Details

- CertainTeed, 30 Year Shingles (Or Equal / Better)
- Aluminum Soffit and Fascia
- James Hardie, Color Plus Siding all Fronts
- Cultured Stone Front Detailing Per Plan
- .044 Vinyl/Siding Sides and Rear (Per Plan)
- Asphalt Driveway or Concrete (Per Plan)
- Andersen 100/200/400 Series Windows (Per Plan)
- 4ft Curved Sidewalk from Front Door to Front Facing Garage

✓ Energy

Energy Saving

- R-21 Fiberglass Sidewall Batts (Not R-19, Total Walls Value R23)
- R-50 Blown Fiberglass Attic Insulation
- Raised Heels on Trusses for more Insulation
- Totally Overlapped Vapor Barriers (Like a Plastic Bag Wrapped Around the House)
- Continuous Exterior House Vapor Wrap to Seal the Home from Weather
- Continuous Vapor Barriers Over all Top Plates
- Continuous Vapor Barriers at all Wall Pockets
- All Cracks, Seams, and Openings are Sealed with Foam or Caulk
- Rim Joists are Foamed for an Airtight Seal
- Special Attention to Wind Blocking Insures an Air Tight Home
- All Windows and Doors are Foamed for an Air Tight Seal
- All Heat Ducts are Sealed with Mastic for an Air Tight Seal
- Air Exchanger is Installed in Every House. (Not Fans Like Others Do)
- All Exterior Wall Electric Openings are Foamed and Sealed in Place
- All Wire Plumbing Holes Between Studs on Exterior Walls are Sealed
- TJB Homes Will Guarantee an Air Test at Less than 2.5 ACH at 50 Pascal's
- All Interior Vapor Barriers are 6 Mill Poly (Not 4 Mill)
- Vapor Barriers Under Concrete Basement Floor to Reduce Moisture and Radon
- One Hour Timers on Bath Fans to Help Evacuate Excess Moisture in Baths
- Insulated Foam Boxes over all Recess Lights in Attic
- Bath Fan in Attic are Foamed in Place to Reduce Moisture in Attic
- Prior to Blowing in Insulation We Foam all Lights, Outlets and Bypasses in Attic
- QT110 CFM Bath Fans that are Super Quiet and Oversized



✓ Windows

Windows

- TJB Uses Oversized Windows for More Light
- We Use Andersen Windows The #1 Window in America
- Andersen Windows Have Perma Shield Exteriors
- Low E High Performance Glass
- 20 Year Glass Warranty
- 10 Year Warranty on Non-Glass Parts
- Andersen Windows are Energy Star Rated



Andersen® is the #1 trusted and recommended window and door brand*
*2020 Andersen brand surveys of U.S. contractors, builders & architects.

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✓ Laundry

Laundry Room

- Second Floor Laundry (Per Plan)
- Stainless Steel Solera Sink S6171
- Electric Hookup for Dryer
- Washer Hookups
- Venting to Outside for Dryer
- Laminate Countertops (Per Plan)





✓ Confidence

Peace of Mind

- 10 Year Insured House Warranty
- Insured Warranty By (RWC) Residential Warranty Corporation
- One-Year Workmanship and Materials
- Two-Years Major on Plumbing, Heating & Mechanical
- 10-Years Structural Warranty
- Builders Risk and House Insurance During Construction by Builder
- Professional Cleaning Prior to Home Closing
- Full Time Staff Dedicated to Customer Service
- Family Company Who is Always There to Help You
- 40 Years of Continuous Building Service with No Interruptions
- Full Time Remodeling Company to Help with Your Future Additions
- Full Time Family Job Superintendent
- In House Design and Drafting with Over 85+ years of Experience
- New Home Walk-Thru and Home Orientation Prior to Closing
- We Duct Clean the Entire Heating System Prior to Move in.



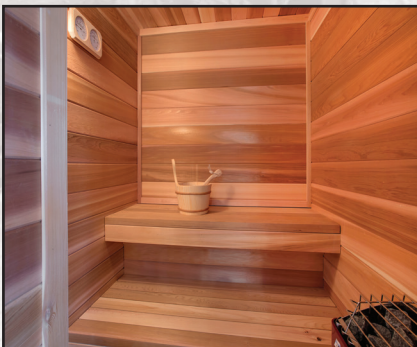
✓ The Difference

What's the Difference With Us... and What "They're" NOT Telling You!

Tom Budzynski of **TJB Homes** has been building and remodeling for over **40 years** and is **NOT** one to take shortcuts or just follow **minimum** codes. TJB Homes are custom designed to exceed most building standards.

Through the years, TJB Homes has examined every component of the building design and continues to look for improvements that can be implemented. One example is that our "**Super Energy Design**" building technique has helped TJB Homes to avoid all the stucco lawsuits that other builders have had that have caused unfixable mold and mildew damage.

Please take a look at the following break-down to see how exactly TJB differs from the others!



How TJB does it compared to what “they” typically do...



Others : (

Custom Designed Homes	<i>Most are Stock homes-Choose plan A or B</i>
TJB DEFINITELY allows changes during construction	<i>They do not!</i>
Full Time Job Supervisor (A trusted family member)	<i>Most hire a part time person or have none</i>
Over 400 years of service with our Team	<i>Changing of subs continually</i>
Solid poured foundation walls	<i>Hollow core block, they leak & crack and are cold</i>
Mastic waterproofing to keep water out	<i>Gray damproofing that is not effective</i>
Poly vapor barrier under basement slab	<i>None-50% of homes excess moisture comes through floor</i>
Inside & outside drain tile rock system	<i>Inside only (allows water to build up outside wall)</i>
Installed & plumbed sump pumps	<i>None-a bad year of rain can result in flooding</i>
Interior basement wall foam insulation Ag Therm	<i>None</i>
Sprayed foam 3 1/2” in all rim joists	<i>1” foam board with cracks in exterior</i>
480# loading minimum on floor trusses	<i>360# loading (state code)</i>
19” on center floor trusses	<i>24” on center (floor bounces more)</i>
R21 batt high density wall insulation	<i>R19 batt (less heat savings)</i>
R50 batt attic insulation blown fiberglass	<i>R38-R42 (less heat savings)</i>
True 100% continuous vapor barrier	<i>Only partial-let us show you</i>
Foam insulation boxes over recess lights in attic	<i>None (moisture & heat leak into attic)</i>
Foam insulation over fans in attic	<i>None (moisture & heat leak into attic)</i>
Sealed electrical boxes	<i>Most do not (moisture & heat leak into walls)</i>
Foam all penetrations of vapor barrier	<i>None (more potential for mold & mildew)</i>
Foam all possible attic penetrations prior to insulation	<i>None (moisture & heat leak into attic)</i>
High performance Andersen Windows	<i>Cheap “box store” plastic white windows</i>
Panasonic DC110 CFM bath fans (quiet fans)	<i>Cheap, noisy AC fan 50 CFM</i>
One Hour timers on all bath fans	<i>On/Off switch only, which can cause excess moisture to build up</i>
Shutoffs on all sink faucets	<i>Don’t do</i>
High performance 75 gallon water heater	<i>40 gallon</i>
Rough-in water connection for future humidifier	<i>None</i>
Rheem scroll compressor air conditioner	<i>Cheaper brand, not scroll</i>
Slide out spice racks	<i>None</i>
Full ceramic backsplash behind stove	<i>Painted sheetrock</i>
Custom designed cabinets (Hearth Kitchen)	<i>Factory box with microwave over stove</i>
Solid Core doors enameled	<i>Hollow core, painted</i>
No cheap bi-folds, all swing closet doors	<i>Hollow core, painted bi-folds that fall off</i>
Oversized windows through out house	<i>Small minimum size</i>
Drapery blocking on all windows	<i>None (a lot more work hanging drapes)</i>
Windows at 8ft header height in 9ft ceilings	<i>Only go to 7ft header height at 9ft ceilings</i>
Dexter Schlage door hardware	<i>Budget brands-cheap look</i>
10 year Insured Warranty (RWC)	<i>None or state guide line only with no insurance</i>
Custom concrete address plate	<i>Plastic numbers</i>
Front porches all concrete	<i>Cheap wood porch open below which attracts critters</i>
All floors are screwed and glued	<i>Nailed down only</i>
2 X 6 exterior garage walls to eliminate bowing	<i>2 X 4 only</i>
Entire garage sheet rocked	<i>Only do firewall</i>
Porta Potty on site	<i>None, workers go in the basement</i>

**General comparison. Verify other builders specifications as they differ from builder to builder.*





Now that you've made the smart decision to build with us... we welcome you to review the steps.



1st Appointment



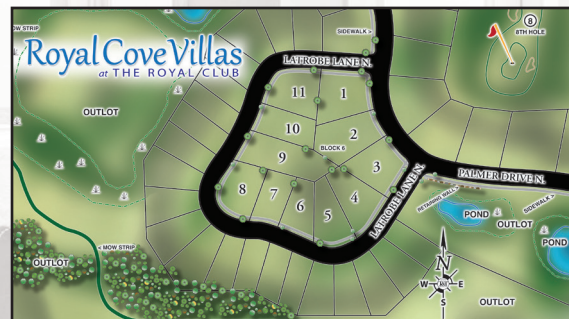
Getting To Know You

Getting to Know You

You will meet with the builder personally, Tom and / or Justin, to talk about all ideas, details, thoughts, preliminary plan ideas and all things general to get a good idea about how building a new home works. Decisions may be made to put a lot on hold at this time.



Lot Hold Deposit



Lot Hold Deposit

When you decide on a site, we will hold the lot. Depending on the development the deposit is \$2,500 to \$10,000. We will hold the site for you for 2-3 weeks. If we are working on plans we automatically extend the hold. This deposit is fully refundable if you do not move ahead.



Plan Deposit

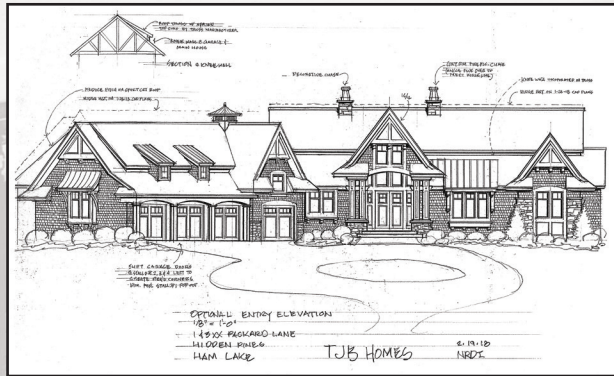
Plan Deposit

When we start plans, we require a deposit of \$2,500 to \$10,000 depending on the size of the plan. We use this to cover the costs of design and CAD work. This deposit is Non-Refundable if the buyer decides to cancel. Both plan deposit and lot hold go towards the down payment if TJB Homes, Inc. builds the house.





2nd Appointment



Plan Design Meeting

Plan Design Meeting

Now it is time to get down to business! We will meet with one or two of our design specialists, one being the builder and the other Don Pertinen who has over 40 years of experience as being the founder and past owner of DFP Design. We will take your ideas and listen closely to needs, wants and budgets.

From this meeting we produce Art Quality Sketches for your review. After all sketches are approved, we give the plan to our in house drafting team to put the plans on CAD. Once we have the CAD drawing, we then price the house out down to the last 2"x4" to give you a firm accurate pricing.



Following Meetings



Walking The Lot



Walking The Lot

Tom and/or Justin the builders, will meet you at the site to discuss buildability, house placement and all things to deal with the site.

Continued on Page 10 >





Specification Book Meeting



Specification Book Meeting

TJB Homes provides you with the 50+ page specification book, we will sit down with you to go over every question you might have. We want you to be as knowledgeable regarding the plans and specs, as we are.



Getting Building



Getting Building

After all specifications, plans and down payments are received, we will order the survey. The survey takes 3-4 weeks days. After receiving the survey, we then apply for the permits. Most cities take two weeks, however, many can take up to six weeks.



Selections



Selections

Our selections concierge, Tiffany (Tom's daughter) will work with you to set appointments and guide you through the whole process.



Building Completion



Building Completion

Typically, we quote around 240-270 days from excavation. If the house is over 5,000 sq. ft, we will quote 270-300 days. We use Buildertrend for scheduling and you will have access to this software to follow the schedule.

Of course we will always be available by phone, email, and text.



On Site Meeting

On Site Meeting

You will meet on site with our electrician, cabinet designer and Justin to walk-thru the home to make sure we get the house the way you are expecting. There are other meetings on site with our operations manager Justin as needed to do walk-thrus and answer questions.



Completion Walk-Through

When We're Complete

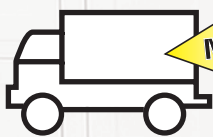
Prior to closing we will have a walk-thru of the house with one of our new home technicians. We will demonstrate and show you how the home operates and works. We also use this to double check that we have gotten all things looking good and correct.



Closing

Closing

When the house is complete and the certificate of occupancy is issued from the city, we then have the final closing at TJB office.



Moving Day

Moving Day

A very exciting day for the family, lots of work, but when all the boxes are unpacked, it becomes very rewarding.

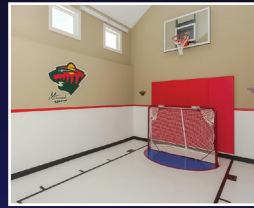


*Building on Your Lot

If you have a lot or want us to find one for you, TJB Homes will buy the lot and bundle it so we only have one closing at completion.

- NO CONSTRUCTION LOAN REQUIRED
- Plus, If you qualify we will guarantee you one move through our Guaranteed Sale/Trade Program

Standard Features to Custom Spaces. Done the Right Way.. Your Way!



Building & Remodeling with Better Quality, Craftsmanship and Value than the other Guys.

“The Bitterness of Poor Quality Remains Long After the Sweetness of Low Price is Forgotten.”

- Benjamin Franklin

Shop the others. Ask the informed questions.
Read our homeowners testimonials.
See examples of our work.

We know you'll see the difference.

**TJB Homes, Inc. builds "Custom Homes" to YOUR liking. This booklet is a reference point and guide for our "Tiffany Series" homes, but buyers can change, add, or delete as they choose. Final specifications are based on the final signed off specification book, plan and contract.*



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**DESIGN & BUILD NEW ON OUR LOT OR YOURS
REMODEL THE WAY YOU WANT IT!**

SIMPLY GREEN / SUPER ENERGY MN BUILDER LIC. #QB102000

WE TAKE TRADES!

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