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## HSB Duo Pioneering Healthy Home Building

By Jodi Lehman

Home builders Rusty and Jen Stout are doing things differently with a mission to pioneer home building best practices that put people's health first. The Horseshoe Bay husband and wife team recently launched JS2 Partners, LLC to craft homes using chemical free materials, low and no VOC components, and integrated building science designs that promote health and well-being for their homeowner clients across the U.S.

"Americans spend on average 90% of their time living and working indoors, and recently the EPA found indoor air to be twice as polluted as outdoor air. Many are unaware of the harmful health effects of chemicals found in nearly all modern-day construction materials used in homes, schools and the workplace," said Jen Stout, JS2 Partners co-founder. "I'm living proof that moving into a less toxic living environment can drastically improve one's health."

Jen was a victim to indoor toxicity years ago when her health rapidly declined while living in Dallas and pursuing her MBA from Southern Methodist University. Jen's sudden onset of a failing immune system, food allergies and sensitivities to clothing and cleaning products left doctors puzzled until they found mold residues in Jen's



*Home builders Jen and Rusty Stout envision health and productivity as the essential building blocks for crafting homes that are functional, safe and beautiful for their clients. Their business, JS2 Partners, is located in the Center Point Building at 6909 W. FM 2147 in Horseshoe Bay.*

medical lab tests. This pivotal finding soon led to the discovery of extensive black mold growth behind the walls of her apartment. Jen knew she had to get into a clean and healthy environment, which is when she embarked on her journey into researching and building

healthy homes.

"Our priority is to provide clients a place to call home that's conducive to health and productivity. These two factors are the essential building blocks for crafting homes that are functional, safe, comfortable and beautiful," said

Rusty Stout, long-time builder and co-founder of JS2 Partners. "Our clients are nationwide, ranging from families with allergies and sensitivities to health-minded individuals seeking a new custom

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home."

When Jen received a job offer to join the Hill Country Builders Association as Executive Director in 2016, she asked herself, "Why wait until I retire to move to Horseshoe Bay?" At that time, Rusty was already living in HSB and was President of the HCBA Board of Directors. The two hit it off, eventually married and decided to combine their knowledge and experience by launching JS2 Partners. Last year they built their own healthy home on Sure Fire just south of FM 2147 overlooking Lake LBJ and are launching a spec home in Summit Rock that incorporates not only healthy building concepts but also "aging in place" design features. Jen said they are also working with existing homeowners who want to remodel using healthy building techniques.

Harvard University recently found over 82,000 chemicals present indoors as well as 85% of U.S. buildings to have water damage and leaks. Carcinogens such as formaldehyde, benzene and chemical flame retardants are commonly used in lumber, carpets, paints and adhesives during construction. The health implications attributed to indoor chemical exposures include asthma, cardiovascular dis-



*Jen and Rusty Stout built their own healthy home on Thanksgiving Mountain using non-toxic materials and application methods that create a safe, comfortable living environment.*

ease, certain types of cancers and immune dysfunction. The Harvard study points out that implications for improving indoor environments are potentially significant, equating to an estimated savings of \$25 to \$150 billion dollars annually in recouped healthcare costs and increased worker productivity.

To learn more about changing the way we build and live by incorporating healthy building principles into your home visit JS2Partners.com or call (512) 626-9360.