



Standard Features

June 1, 2008

Only Joseph Douglas Homes offers an exclusive Guaranteed Price Program AND Our All Inclusive Pricing. A combination that's hard to beat!

Guaranteed Pricing – Joseph Douglas Homes was the pioneer builder to offer its customer's the peace of mind of knowing all their pricing, including site improvements, up front. We feel you should know what your home will cost before you begin, that's why we insist, and you should too, on **GUARANTEED PRICING!**

All Inclusive Pricing - Our "base" pricing includes all the items which are essential to construct a home. Many builders conveniently leave these items out to lower their base price. With Joseph Douglas Homes, just add your desired upgrades to our price to determine your "All Inclusive Price".

Site Improvements

- Building Permits
- Survey and Erosion Control
- Excavation, Trucking, Backfill, and Grading
- Drive and Garage Stone
- Water and Sewer Laterals
- NOTE: *Site improvement costs may vary per lot or municipality*

Foundation Specifications

- Solid 8" Thick x 8' Tall Poured Concrete Basement Walls (much stronger than block walls)
- Full 8' High Insulation and Top Cover (better for energy efficiency instead of only 4')
- Proven Traditional Foundation Drain Tile System with Sealed Sump for Quieter Pump and Passive Radon venting
- Basement Perimeter/ Window Wells Drain to Foundation Drain Tile

Floor and Wall Systems

- Pre-Engineered Panelized Construction for a Superior Constructed Home (No guess work in the field)
- Engineered Floor Joist System, 3/4" Tongue and Groove OSB Subflooring, Glued & Nailed (Stronger, straighter and more environmentally friendly)
- Engineered Wall System with Studs 16" o.c.
- Engineered wood roof trusses
- Double sided R-6.2 Sheathing, R-13 Insulation, R-19.2 Overall
- Superior Typar® House Wrap

Exterior Features

- Classic Joseph Douglas Homes Architectural Styling
- Low Maintenance Vinyl Siding with MiraTEC and Cedar Accents
- Low Maintenance Aluminum Soffits, Fascia, Gutters, and Downspouts
- 25 Year Seal Down Shingles
- Premium Low Maintenance and Energy Efficient Vision® 3000 Vinyl Windows

Exterior Features Continued

- Energy Efficient and Low Maintenance Insulated Steel Entry Doors
- Exterior Painting
- Front and Rear Waterproof GFI Electrical Outlets
- 2 Frost Proof Hose Connectors

Interior Features

- Award winning Joseph Douglas Homes Interior Styling
- Stone or Brick Fireplace Surround to Mantel Height
- One Piece Fiberglass Tub and Shower Modules in Baths
- Kohler® Plumbing Fixtures
- Choice of Standard Color Plumbing Fixtures
- Kohler® Sink w/ Coralais Pullout Faucet in Kitchen
- GE® Dishwasher
- Water Line to Refrigerator
- Merillat® Classic Oak or Maple Kitchen Cabinetry featuring Crown Molding, Hidden Hinges, and Recessed Panel Doors
- Pionite® or other Brand Name Laminate Counter Tops
- Solid Oak or Poplar Colonial Trim
- Six Panel Pine Doors
- Generous Flooring Allowances
- Interior Painting and Staining
- Vented Closet Shelving
- Cabinet Pulls Included with all Cabinets
- Bath Accessories Included in all Baths
- Full Width Vanity Mirrors
- Glass Shower Door in Master Bath (Per Plan)
- Volume Ceilings (Per Plan)

Energy Saving Features

- Homes are Built to Energy Star Standards
- Armstrong® 91% Efficiency Gas Furnace
- Armstrong® 13 SEER Air Conditioning
- Efficient Honeywell® Programmable Thermostat
- Superior Typar® House Wrap
- R-19.2 Overall Exterior Wall Insulation
- R-38 Ceiling Insulation
- Full 8' High Foundation Insulation vs. only 4'
- Efficient Low-E Windows filled with Argon Gas
- Heatilator® Direct Vent Gas Fireplace w/ Logs
- Fireplace includes variable speed fan
- A.O. Smith® Power Vented Water Heater
- Advanced FlowGuard® quiet & non-corrosive CPVC plumbing
- Water Saving Toilets
- Insulated Entry and Garage Doors w/ Weatherstripping

Equipment Highlights

- 200 Amp Electrical Service
- Quiet Submersible Sump Pump and Sealed Crock
- Generous Light Fixture Allowance (Per Plan)
- Overhead Light Fixtures in all Bedrooms
- On Q® Structured Wiring System (dual Cat5e RG6) for 5 Cable, 5 Phone & Network (wire your home once for the future)
- Interconnected Electrical Smoke Detectors on All Levels
- Carbon Monoxide Detector in Basement
- Electric or Gas to Clothes Dryer and Range
- Dryer and all Bath Fans Vented to Exterior
- Shut-off Valves at all Plumbing Fixtures
- Range Hood Vented to Exterior

Additional Features

- Professional Interior Cleaning and Construction Site Cleanup
- In-House Selection Studio with Professional Interior Designer
- In-House Customer Service
- Extensive Warranty Package
- Plan Modifications