

## Custom Home's Standard Features as of July, 2024

At Joseph Douglas Homes our goal is to simplify the complex building process and ensure you and your family's needs come first. We have true in-house design build capabilities ready to make your dream home come to life.

- We work with you to customize your home to meet your specific budget (up or down)
- Through our year of experience — we have designed these specifications for our Custom Homes as the optimal starting point

### Foundation Specifications

- Footings and Post Pads 8" thick x 20" Wide Continuous Concrete, Unreinforced, Perimeter Footings.
- Full 10" Thick x 9' Tall Poured Concrete Basement Walls
- Steel Beams to be W8x18 and Columns and Standard Tube Columns
- Full 9' High R5 or R7.5 (per plan) Insulation and Stucco Coat top 12 inches
- Form-A-Drain® Foundation Drain Tile System
- Standard Bsmnt Window w/ Well & Drain to Foundation Drain Tile
- Sealed Sump Crock for Quieter Pumping and Radon Protection

### Floor and Wall Systems

- Engineered Floor Joist System, 3/4" Tongue and Groove Edge Gold® (or equal) high performance OSB Subflooring, Glued & Nailed
- Engineered Wall System Complete With 2x6 Studs at exterior walls and 2 x 4 Studs at interior, 16" O.C., 1/2" OSB Sheathing, and House Wrap to Seal It All Up Tight
- Engineered Roof Trusses

### Exterior Features

- Custom Home Designs with in house architect
- Generous Allowance for Exterior Doors
- Hardiplank® and LP® Smartside Siding with Custom Paint Colors
- Treated Exterior Composite Fascia and Exterior Trim
- Window Wraps on all Windows
- 5" Aluminum Gutters and 4" Downspouts
- Exterior Thin Stone (per plan)
- Professional Exterior Painting and Caulking
- Certaineed® Landmark Pro (or equal) Dimensional Shingles w/Ridge Venting and Limited Lifetime Warranty
- Marvin® Essential Series Fiberglass Windows
- Architectural Smooth Fiberglass Front Entry Door per Plan
- 8' Tall Insulated Overhead Garage Doors with Window Panel
- 3 Waterproof GFI Electrical Outlets
- 3 Frost Proof Hose Connectors

### Additional Features

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

### Interior Features

- Award winning Joseph Douglas Homes Interior Styling
- 10' Ceilings (Ranch Plan Main Area) & 9' 1st Floor on 2 Story Plans
- Generous Allowance for High-end superior cabinetry, multiple wood species options, variety of door styles with soft-close hinges and dovetail drawers with full extension, soft-close glides
- Individualized kitchen layout
- Allowance for Quartz Countertops in Kitchen, Baths, and Laundry
- Moen® Eva Pullout Kitchen Faucet with Brushed Nickel Finish
- Undermount sinks at Kitchen and Baths
- Generous Appliance Allowance for Dishwasher, Range Hood, Microwave, Cooktop, & Wall Oven
- Badger® Garbage Disposal and Water Line to Refrigerator
- Full Tile Shower in Master Bath with Frameless Glass Shower Door
- Maax® Tub in Master Bath if shown on plan
- Fiberglass Tub and Shower Modules in other Baths
- Kohler Wellworth K-3979-0, Comfort Height, Elongated Toilets
- Moen® Eva Bath Faucets with Brushed Nickel Finish
- Large Format Trim (4 1/4" Base Trim & 3 1/4" Casing) in Choice of Style and Painted Finish
- Windows and Closets are Cased and Jambed in Wood
- Molded Doors in Choice of Standard Styles & Painted Finish.
- Upgraded Wood Stair & Railing Components with Metal Balusters
- Allowance for LVP Flooring in Foyer, Great Room, Kitchen, Dinette, Mudroom and Powder Room
- Allowance for Ceramic Tile in Master Bath, Main Bath and Laundry
- Heated floors in Mater Bath
- Allowance for Carpet Flooring Elsewhere
- Stone Fireplace Surround to Mantel Height
- Bullnose (round) Drywall Corner Treatment
- Custom Interior Painting on Walls
- Custom Interior and Exterior Painting of Trim and Doors
- Custom Closet Shelving Allowance
- Moen® Bath Accessories for all Baths

### Energy Saving Features

- Focus on Energy® Certified by Third Party
- Built to Green Built® Standards
- Armstrong® 96% Efficient Gas Furnace with 2 Stage Blower
- Armstrong® 16 SEER Air Conditioning
- Efficient Honeywell® Programmable Thermostat
- Energy Efficient Low E glass w/ Argon in Windows
- Tyvek® House Wrap on home and gables
- R-23 Blown in Blanket (BIB's) Exterior Wall Insulation
- R-50 Ceiling Insulation
- Closed Cell Spray Foam Insulation at Foundation Box Sill
- Full 9' High Foundation Insulation
- Heatilator® Direct Vent ND4236 Gas Fireplace w/ Logs
- 75 Gallon Rheem® Power Vented Water Heater
- Advanced FlowGuard® Quiet & Non-Corrosive CPVC Plumbing
- Insulated Entry and Garage Doors w/ Weatherstripping

### Equipment Highlights

- 200 Amp Electrical Service
- Decora Switches
- Quiet Submersible Sump Pump and Sealed Crock
- Generous Light Fixture Allowance (Per Plan)
- Overhead Light Fixtures in all Bedrooms
- On Q® Structured Wiring System
- Interconnected Electrical Smoke Detectors on All Levels
- Carbon Monoxide Detector in Basement
- Electric or Gas to Clothes Dryer and Range
- Microwave, Dryer and all Quiet Bath Fans Vented to Exterior
- Future Plumbing in Basement
- Wi-Fi Enabled Overhead Door Opener