

JOSEPH HOMES

Quality Features

Memorable Exteriors

2-coat STO synthetic stucco system
Lighted covered front porch
Concrete driveway, sidewalk and porch areas, standard grey
Flat or tiled roof per design
Standard slurry or color- thru concrete roof tile
Sprinkler stub in front and rear
Exterior hose bibbs, front and rear
Two waterproof exterior electrical outlets, (1) front and (1) rear
Lighted, covered patio, per design
Trex® decking for upper floor exterior decks
One 4'x4' Gate, black, standard design
\$60 Custom Address Plaque allowance
Standard Iron balcony rails, per design, on front door
Straight ½" square tubing w/alternating knuckles, black

Safe and Energy Efficient Windows and Doors

\$1200 Custom Decorative wood front door allowance,
Emtek® front door handle set with deadbolt lock: choice of light, medium or dark oil rubbed bronze
Vinyl windows with low-e glass and screens
Sliding glass patio door with screen, per design
Security system, covering all windows and doors,
Installed with three key pads and one motion detector
Standard decora glass block window, per design
Windows-3way sheetrock window wrap with wood sill

Quality Construction Systems

Reinforced insulated concrete foundation
Rubberoid low maintenance roof, per design
Engineered roof truss system sloped for drainage
Roofs ventilated for longer life
2"x6" Exterior walls @ 16" on center
2"x4" Interior walls @ 16" on center
Structural 7/16" exterior wall sheathing
Engineered floor systems
Tongue and groove sub-floor fastened with screws and adhesive
Termite protection with a 5 year warranty
Exterior walls insulated R-19 with plastic vapor barrier
Ceiling insulation R-30

Outside ventilation in laundry room and bathrooms
75 gal. Natural gas water heater
Forced hot air heating system
Refrigerated air cooling system
200-300 amp electrical service, sized by home square footage
Soft Water Loop Rough-in
Re-circulating Pump, installed

Beautiful Interiors

Rounded wall corners throughout
Two-tone interior paint color choice, satin finish
Interior walls, Santa Fe Skip Trowel finish
Choice of painted or stained interior pine trim; 2 ¼" colonial style casing, with 3 ¼" baseboards and 5" window sills, standard profile
Painted or stained, interior Knotty Pine doors with choice of 2-raised panel or 2-panel top rail arch style
Emtek® 'Durango' lever style door hardware in Dk. Bronze Patina Finish with standard matching hinges
Standard Closet shelving with customized master closet, paint grade finish
Pre-wired for five (5) telephone and five (5) cable
\$20,000 Custom cabinet allowance
\$3000 lighting allowance: choice of Decorative fixtures

Formal Entry Foyer

Standard Ceramic Tile floor
Separate entry closet, per design

Elegant Dining Room

Standard Nylon Carpeted floor
Choice of tray or crown moulding ceiling accent

Creative Kitchen

Custom cabinets per allowance, several design & finish choices
Moen® #7590 C 'Salora' faucet with sprayer and soap dispenser
Moen® #22357 undermount, stainless steel sink
\$5000 appliance allowance
Separate pantry for additional storage space, per design
Choice of Standard 3cm Solid Granite countertops with standard edge and 4" backsplash
Standard Ceramic tile floor in kitchen and breakfast nook
Garbage disposal, Insinkerator®, ½ hp

Spacious Living Areas

Gas fireplace with glass enclosure, 36” or 42” wide per design, black finish
Traditional oak or painted mantle, per design or
Kiva-style fireplace with smooth diamond plaster finish, per design
Custom designed entertainment center, sheetrock finish

Romantic Owners Suite

Customized master closet, paint grade finish
Standard Nylon carpeted floor
Choice of tray or crown moulding ceiling accent

Luxurious Master Bath

Custom cabinets, per allowance, with several design & finish choices
(2) porcelain sinks, Kohler® ‘Pennington’, white
Choice of standard ceramic tile, laminate or cultured marble countertops
Standard acrylic jetted ‘Kimberly’ tub, size per plan, white
Separate shower
Large plateglass mirrors
Kohler® ‘Wellworth’ water-saver toilet
Choice of Moen® Monticello #4551 or ‘Kinsley’ #6101 plumbing fixtures, chrome finish
Standard Bath accessories in chrome, ‘Contemporary Collection’

Large Bedrooms

Overhead lighting, provided by homeowners lighting allowance
Standard closet, paint grade shelving
Natural lighting
Standard nylon carpet

Great Main Bath

Custom cabinets per allowance with several design & finish choices
Choice of Kohler® ‘Brookline’ cast iron tub and shower combination or standard shower pan with shower door. Chrome finish
Large plateglass mirrors
(1) Porcelain china sink, Kohler®, ‘Pennington’, white
Choice of standard ceramic tile, laminate or cultured marble countertops
Choice of Moen® Monticello #4551 or ‘Kingsley’ #6101 plumbing fixtures, chrome finish
Standard Bath accessories in chrome finish, ‘Contemporary Collection’
Kohler® ‘Wellworth’ water-saver toilet
Standard Ceramic tile flooring

Elegant Powder Room (per design)

Choice of Kohler® ‘Wellworth’ pedestal sink or custom cabinet (from allowance) and Kohler® ‘Pennington’ sink combination
Standard Ceramic tile flooring
Choice of Moen® Monticello #4551 or ‘Kingsley’ #6101 plumbing fixtures chrome finish

Laundry Room

Washer/Dryer hook-up for both gas and electric
Ventilation fan to outside
Standard Ceramic tile flooring
Custom Cabinets above washer and dryer, per design, and allowance, with several design and finish choices

Large Three-Car Garage

Insulated garage walls, textured and painted
Raised panel un-insulated garage door with 2 openers and safety sensors
Fire-rated sheetrock walls and ceiling
(1) Utility sink, choice of garage, utility room or wet bar location

In our continuing efforts for superior construction, quality and value, Joseph Homes reserves the right to change or modify floor plans, materials and features without prior notice of obligation. Any changes will always be of equal or greater value. All floor plans and elevations have design elements and features unique to that design and are priced accordingly.