

PDG Domus Homes



Providing quality homes, built with advanced technology for today's discerning homebuyer.

PDG Domus
Luxury Affordable Homes

PDG Domus Manufacturing LLC
1909 E. Livingston Ave. • Columbus, OH 43209
614.884.2381 • Fax 614.884.2385

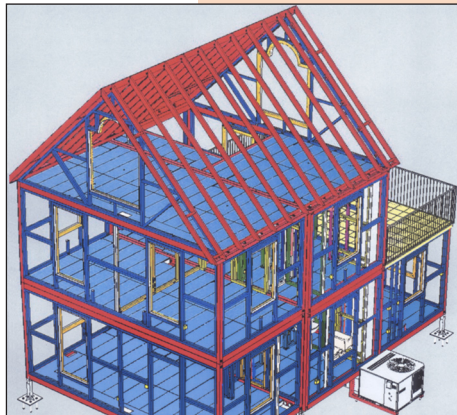


Quality Materials–Design Excellence

In life, there are few things more important than owning your own home. Whether it's your first, next or last, you want to have the confidence you have bought a home built with the highest craftsmanship delivering quality, durability and character. With the PDG Domus® home you get all of that and more.

Since 1989, we've been designing, developing and testing structures that incorporate proven construction techniques found in the automotive, aircraft and high-rise construction industries.

Now we bring these technologies to the homeowner to provide luxury, safety and affordability. And we start with you in mind. We've built our product line



High quality materials and design excellence; that's what PDG Domus brings to you. Everyone should be able to afford to live in a well-designed, low-maintenance home...and now anyone can with PDG Domus homes.

using the european luxury automobiles approach: Our framework, quality of materials and construction practices are the same across our entire product line.

We begin with the framework. Just like the superstructures used in high-rise office buildings (think of the Empire State Building), we use welded structural steel, instead of nailed together wood studs, to give you a home that is truly built to last.

Traditional Design/Modern Technology

Our components are built inside a state of the art factory by highly trained craftsman.

This gives us structures that have a 1/16th of an inch tolerance. And since we use structural steel plate instead of wood floor joists, there's never a creaking floor to contend with. As a result, we can provide a structure that is resistant to hurricanes, fire proof and capable of being built on any lot imaginable. When it comes to safety and flexibility, where would you want to put your family?

Next, we surround our steel superstructure with a ceramic/polymer composite that's proven itself in the automotive and marine industries. Advancements in polymer design and fabrication



***Structure:** The structure is welded structural tubular steel, which cannot burn like traditional wood buildings.*

***Exterior:** The exterior is constructed using a ceramic polymer composite which increases the insulation value, along with burn, rot and insect resistance factors.*

***Interior:** Completely finished with your choice in kitchen and bathroom fixtures and cabinets, appliances, countertops, lighting and floor coverings.*

techniques have allowed the PDG Domus home to duplicate any exterior surface. What that means for you is a high-end architectural design treatment that looks like wood, brick, stone or stucco without the hassle or cost. But the exterior is more than just cosmetic.

1977 - A Composite Home

Nate Pingel sees a need to build houses for the masses at a quality level not yet attained in the industry. He realizes homes can be built using materials and technology developed in the auto industry and visualizes the system to manufacture and assemble them.

1978 - Laminations Replicate Nature

Initiation of market research to identify materials and manufacturing processes to replicate natural building materials with better long term performance and lower costs. Decides laminate composites will provide flexibility in design with superior value.

1979 - Social Responsibility

Pingel embraces the opportunity to use advanced materials and technologies to better serve society in making homes affordable to all and be attentive to preserving the environment. Homes must be recyclable and production must not pollute. Coins the phrase "Luxury Affordable Housing."

1980 - Research & Development

Pingel and Associates is created as an R&D company. Development begins of designing and manufacturing machinery and processes to handle large scale composite structures. Begins architectural design studies to determine industry and customer needs.

1985 - New Product Development

The ability to make the vision of modern manufacturing applicable to traditional industries will require a team approach. Pingel starts building the company to incubate and produce new ideas and products

Building for a Better Tomorrow

Unlike wood or vinyl, our exterior is fire resistant and virtually maintenance free. Its tough exterior is mar and impact resistant, and because it's not made of wood, it is termite proof and will not rot. With just the bare minimal of care, our exterior should last a lifetime.

From an environmental standpoint, your PDG Domus home stands alone in the industry. We start with our use of non-organic materials. That means we are not cutting down trees to build our frames or siding. Instead we use recyclable steel, glass and engineered plastics throughout our structures.

Next, our factory controlled production system reduces out-



PDG Domus homes are built without the use of organic elements eliminating health hazards from cement dust, decaying wood, organic decaying materials, or exposure to airborne molds from damp foundation walls.

gassing emissions and minimizes construction waste typically seen at the job site. Through the use of modern technology in materials, design and construction, the PDG Domus Home integrates green manufacturing production methods, the highest available indoor air quality, truly affordable energy and maintenance costs and a life cycle that will be the envy of the home building industry. No other home-building company has this level of commitment to the environment, and we will continue to maintain our promise to be good stewards of the land.

1993 - Collaborative Synergy and Social Philosophy

Pingel Design Group (PDG) is created embracing the Bauhaus School of industrial design by bringing together various craftspeople with the goal of mass production of houses. A core value of social responsibility is taken on focusing to serve society and protect the environment.

1995 - Component Systems

Structural steel is used for the super structure with a ceramic polymer composite for the exterior. Highly engineered resins deliver safety, durability and strength. Insulation and fire safety strongly influence the choice of material. An interchangeable component is developed allowing multiple configurations.

1996 - PDG Domus

A new company is created with the sole focus of conducting research, product design and development for housing.

1998 - Prototype Production

New company is funded and a small production staff is created. Patterns and molds are built. Viability of laminating concept for large-scale production is proven. Production begins of full-scale prototype home.

1999 - Michigan Avenue

The industry's first component house is built using a structural steel superstructure and ceramic-polymer composite. Complete home is assembled in two days at 1081 Michigan Avenue, Columbus, Ohio.

2000 - Patents And Awards

PDG Domus receives first of many patents on design and process. Michigan Avenue house receives 5-star energy award from State of Ohio for energy efficiency.

Building for a Better Tomorrow



The technology that comes with our design also means our homes are energy efficient. Between our steel superstructure and exterior ceramic/polymer panels we sandwich a structural foam insulation that provides a 35 R insulation factor – nearly twice what is typically found in the highest-end custom built luxury house. That means your heating and cooling costs are the lowest in the industry saving precious fossil fuels and lowering combustion emissions into the air.

In fact, the PDG Domus home has received a 5-star rating from the State of Ohio Department of Development – the highest available.

PDG Domus is leading the way in the field of "environmentally-friendly" home design and engineering. We realize that a healthy environment should also include the interior of your home.

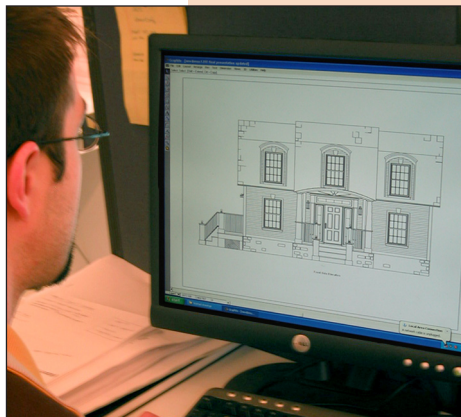
Inside your PDG Domus home you'll experience the highest quality of air and comfort. Our engineered construction means a tight fit eliminating drafts, dust and pollen while maintaining ideal humidity. We use only high-performance windows that keep heat in during the winter and out during the summer. Plus they also block damaging ultra-violet light that can discolor walls, carpeting, furniture and other valuable furnishings. There's no dust from concrete floors, no off gassing from treated lumber and a sound insulated floor that never creaks when walking.

Quality Materials—Design Excellence

When you own a PDG Domus home you can enjoy the comfort and safety that's not even available in the high-end luxury market. Our variety in architectural design and quality of construction means high curb appeal on the outside, lifestyle amenities on the inside and a home that exceeds typical industry construction standards.

Our home plans can fit the needs and wants for most every consumer as our component construction provides the greatest flexibility in design without sacrificing quality.

Our engineering expertise is not only skin-deep. As the foundation of any home is critical to its long-term performance, PDG



PDG Domus embraces the same philosophy as european luxury automobiles: different levels of homes with of the same quality throughout all models.

Domus has developed interlocking reinforced concrete structures to be used in our foundation systems. These structures will accommodate variations in soil and site conditions across the country allowing us to meet universal building codes.

By incorporating the patent-pending foundation system, the PDG Domus home now meets and exceeds requirements for Category 5 hurricanes (winds of 150 mph) and state of California earthquake requirements. And to top it all off, we have designed and tested the structural strength of the roof showing exceeds the Minnesota snow loading of 240lbs/sq. ft. Our roof passed at 380lbs./sq. ft.

2002 - PDG Domus Manufacturing LLC

New company is formed to take the home from a research and development project to full commercial production.

2004 - Ohio Gives Approval

PDG Domus LLC is given approval by the Ohio Board of Building Standards and EPA to begin production of homes.

Quality Materials—Design Excellence

The PDG Domus home exemplifies our commitment to continually develop world-class affordable living structures. No other manufacturer or builder combines the level of quality, design, performance and features at an affordable price.

If this is your first home, a vacation home, or it's time to move up or downsize, you'll have the confidence in knowing your PDG Domus home is unsurpassed in its features and construction. And when it comes time to sell your home, you'll be confident in knowing its value will be recognized to help provide the highest resale price.



- One, two or three floors
- Wide variety of floorplans and models
- Modern kitchen with brand-name appliances
- Graceful kitchen and bath fixtures
- Low maintenance acrylic tub and showers with moisture resistant drywall
- Elegant window, crown and baseboard moldings
- Classical lighting fixtures
- All electric home
- Zone heating and cooling
- Pre-wired, programmable thermostats
- Plate steel floor decks (insulated for soundproof, squeak-less floors)
- Steel floor joists 16" on center

- All interior walls, ceilings insulated (35-40 R rated)
- Welded structural steel for square fit and finishes with superior strength
- Engineered steel roof trusses and perils
- All rooms wired for phone and cable
- High efficiency home "low operating cost"

Exterior Features:

- Low maintenance finish—No painting required
- Attached or detached garage
- Full 12 - 5' depth x 4 x 4" 1/4" thick welded steel pylon construction foundation
- All foundation parts fiberglass coated
- Adjusters on pylons
- Foundation with cathodic protection

- Ceramic polymer composite exterior with 20-year no dent warranty
- Seamless roof of slate-like materials with 20-year warranty
- No maintenance roof flashing with 20-year warranty
- Exterior front door bell and chimes
- Exterior front and back door lanterns
- A 15 year structural no-rot warranty
- Insulated steel exterior doors featuring thermal break weather stripping
- High-energy E-glass windows
- Foam insulation with skin for superior water vapor protection
- "Green" house, all materials are earth friendly and recycleable

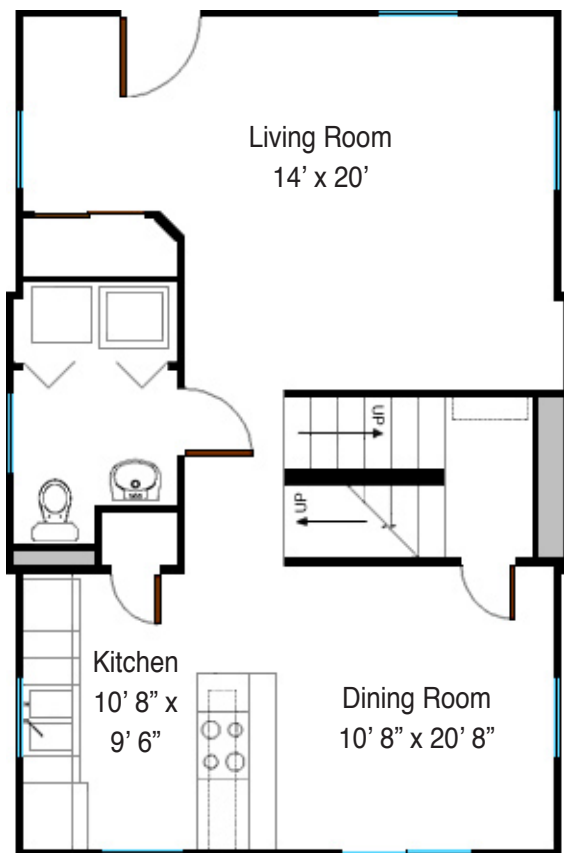
2005 - Built To Last

Development of patent-pending, interlocking concrete structures for foundation. Homes pass Category 5 Hurricane, California Earthquake and Minnesota Snow Load standards.

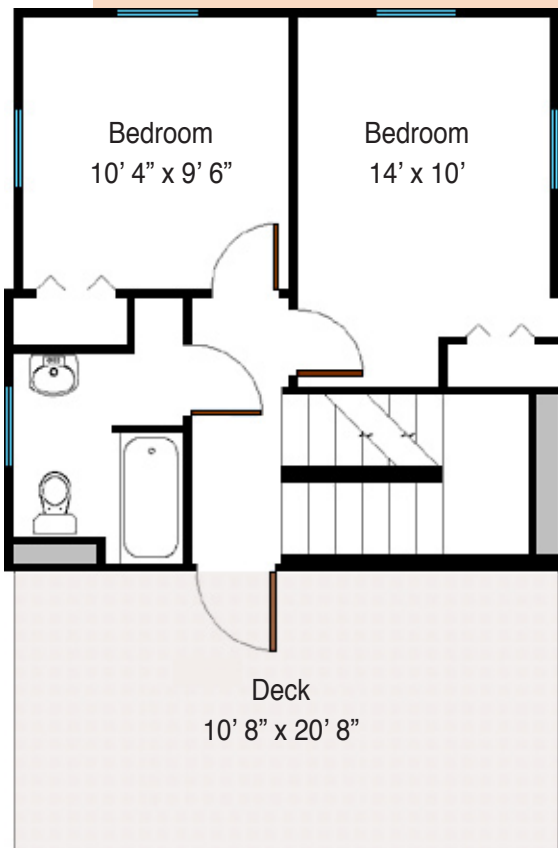
2006 - Building Affordable Homes

Several local Community Development Corporations (CDCs) place orders for homes in their development projects. PDG Domus begins construction of model home for Samaritan Project Development Corporation.

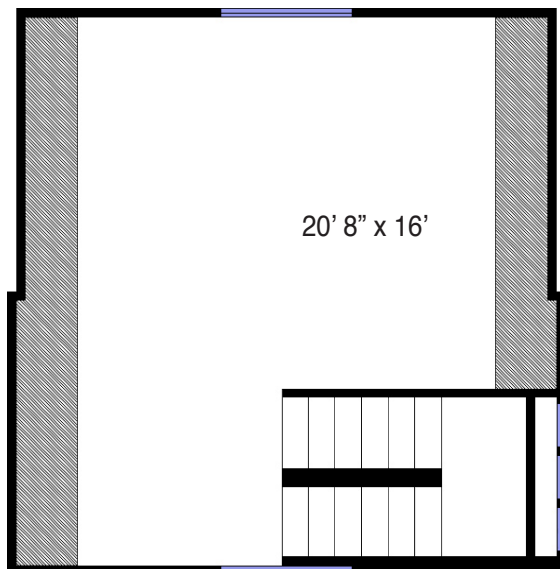
PDG Domus Homes-Typical Floor Plans



1st Floor



2nd Floor



Loft



PDG Domus
Luxury Affordable Homes

PDG Domus Manufacturing LLC
1909 E. Livingston Ave. • Columbus, OH 43209
614.884.2381 • Fax 614.884.2385





Why Does PDG Domus Build Green?

Did you know?

The building industry has a profound impact on our natural environment, economy, health and productivity. In the United States, buildings account for:

- 36% of total energy use – 65% of electricity consumption
- 30% of waste output – 136 million tons annually
- 30% of greenhouse gas emissions
- 30% of raw materials use

Breakthroughs in building technology, science and operations are available to designers, builders and owners who want to build green and maximize both economic and environmental performance. Unfortunately, not many home builders have embraced these new technologies.

The benefits you receive with a PDG Domus home:

Environmental:

- Enhance and protect ecosystems
 - our homes are inert to the environment and we do not damage natural resources or disrupt their ecosystem either through construction or installation since we can build on virtually any property or terrain
- Improve air quality - our manufacturing process uses non-organic, low VOC materials and the carpeting is CRI (Carpet & Rug Institute) Green Label
- Reduce solid waste – our homes produce a fraction of the waste that is generated by traditional building techniques,
- Conserve natural resources – we save trees for better applications and reduce the clear cutting of forests and we use the least amount of energy to produce our homes
- Recycling design – our production methods and materials allows the PDG Domus home to be nearly 100% recyclable at the end of it's useful life and be reused in building new PDG Domus homes





Why Does PDG Domus Build Green?

The benefits you receive with a PDG Domus home:

Economic:

- Reduce operating costs – our homes have an average 35 R rating; better than the most expensive custom built homes, lowering heating and cooling costs
- Lower maintenance costs – our 25 year low maintenance exterior is burn-resistant, rot-resistant and insect resistant
- Enhance value and resale price – superb design and solid construction makes the PDG Domus home a long-term value to the first and subsequent owner
- Optimize life-cycle economic performance – from start to finish, the PDG Domus home offers the highest value in the marketplace



Health and community:

- Improve air, thermal and acoustic environments – tight construction means better inside air quality and our superior insulation enhances the homeowners comfort and health
- Inert materials – no off-gassing we use non-organic, low VOC materials, no cement dust and no rotting wood we use only structural steel in our framework
- Insect resistant – no bugs mean no pesticides
- Fire resistant – a safe structure for the owner and the neighborhood
- Traditional design – our homes fit naturally in any locale



The PDG Domus Solution

PDG Domus integrates green manufacturing methods with the use of modern technology in materials, design and construction, providing a home with a life cycle that will be the envy of the home building industry. The PDG Domus home combines the highest available indoor air quality with truly affordable energy and maintenance costs. No other home-building company has this level of commitment to the environment and we will continue to maintain our promise to be good stewards of the land.

PDG Domus  *Luxury Affordable Homes*

PDG Domus Manufacturing LLC • 1909 E. Livingston Ave. • Columbus, OH 43209 • 614.884.2381 • Fax 614.884.2385 • <http://www.pdg-domus.com>

PDG Domus Homes – Hartford 1600 Model

Standard Features

Exterior

- Low maintenance exterior finish
- Detached garage
- Integrated box gutters with built in leaf flyovers
- *Domus Slate*, roof is warranted to withstand 110 mph winds
- *Domus Stone*, pressurized crawl foundation
- *Domus Full-grain Wood*, clapboard siding
- 2nd story walk-out 220 sq. ft. rear deck of Mon-arch *Exotics* composite decking material
- Welded steel railings
- Front door bell and chimes
- Front and back door coach lanterns
- A 30 year structural no-rot warranty
- Insulated fiberglass exterior doors featuring thermal break weather stripping
- High-energy E-glass windows, tilt-in frames for easy cleaning
- R-35 average exterior insulation
- Energy Star rated
- “Green” house, all materials are earth friendly and recyclable
- Exterior hose bib

Interior

- GE range, refrigerator, dishwasher and exterior vented range hood
- Garbage disposal
- Built-in pantry
- Full height 42” wall kitchen cabinets with front/rear access on island cabinets
- Graceful pedestal sinks
- 80 cfm, exterior vented bathroom fans
- Low maintenance, insulated acrylic tub/shower with moisture resistant drywall
- Elegant window, crown and baseboard moldings
- Smooth finish ceilings (no stippling)
- Classical lighting fixtures
- Bi-fold closet doors
- Full-size washer and dryer
- 92% efficient gas furnace with pre-wired, programmable thermostats
- 20 amp electrical outlets
- 12 gauge electrical wire for today's heavy loads
- Energy Star 13 seer air conditioning
- “Eco-friendly” carpeting
- Laminate wood flooring in dining room and kitchen
- All interior walls, ceilings insulated (35-40 R rated)
- All rooms wired for phone, cable and CAT-5 for enhanced internet access



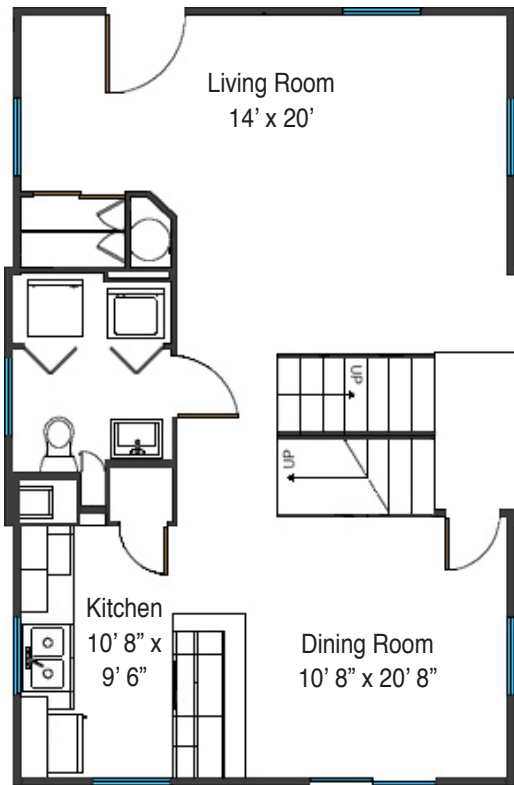
PDG Domus Homes offer the homebuyer:

- **Best energy efficiency** – Structural foam insulation is sandwiched between the steel superstructure and exterior composite panels, providing a 35R insulation factor. The PDG Domus home has received a 5-star rating from the State of Ohio Department of Development – the highest available.
- **Designed and built “green”** – Non-organic materials are used: recyclable structural steel framework and engineered plastics (composites) form the exterior of the structures.
- **Strength and durability** – Framework is welded structural steel providing a durable, insect resistant structure. The exterior walls are composite panels that are impact resistant and impregnated with a ceramic material, which increases the insulation value and burn resistance factors.
- **Superior safety features** – The frame and exterior panels are fire resistant, PDG Domus homes meet and exceed requirements for: Category 5 hurricanes (150 mph winds), State of California earthquake and the Minnesota roof snow load (240 lbs./sq. ft.) Our roof passed at 380 lbs./sq. ft.

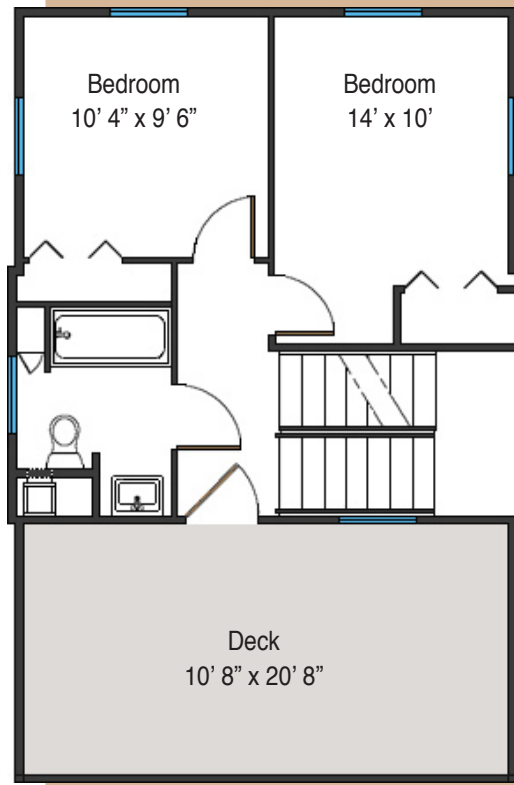
PDG Domus • *Luxury Affordable Homes*

PDG Domus Manufacturing LLC • 1909 E. Livingston Ave. • Columbus, OH 43209 • 614.884.2381 • Fax 614.884.2385 • <http://www.pdg-domus.com>

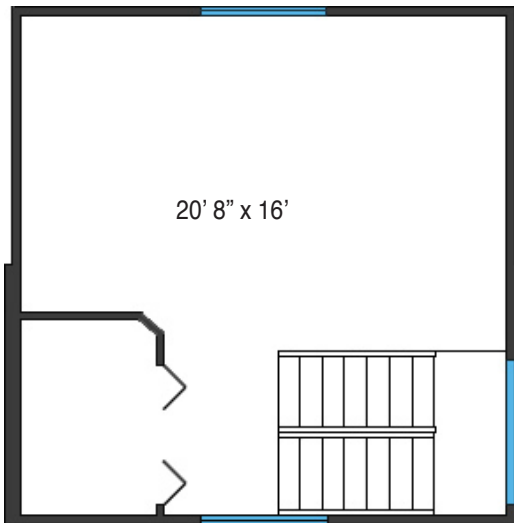
Hartford 1600 - Floor Plan



1st Floor



2nd Floor



Loft



High quality materials and design excellence; that's what PDG Domus brings to you. Everyone should be able to afford to live in a well-designed, low-maintenance home... and now anyone can with PDG Domus homes.



PDG Domus
Luxury Affordable Homes

PDG Domus Manufacturing LLC
1909 E. Livingston Ave. • Columbus, OH 43209
614.884.2381 • Fax 614.884.2385





**Now, great
service and
technology
meet
PrecisionSeal**



Meet PrecisionSeal. We're your neighborhood driveway sealing company. Our professionally trained personnel will inspect your driveway free, to



help you determine the most cost effective treatment. And we guarantee professional service.
CALL PrecisionSeal **253-7400**

**PrecisionSeal's
FREE
annual
driveway
inspection
for the next
3 years
Guaranteed**

PrecisionSeal will provide you with 3 years of free, professional asphalt inspection. This inspection covers 1 asphalt surface; this same asphalt surface is inspected yearly over our 3 Year Inspection Plan. This 3 year plan is available with or without purchase of a PrecisionSeal driveway service. We have made this available to you, the consumer, so you may be better informed about asphalt care and maintenance. Call us for more information.

253-7400

