



Special Features

GENERAL

- Quality stick-built homes handcrafted on site
- Dramatic 7/12-10/12 roof pitch
- 7/16" OSB wood sheathing on exterior walls
- 7/16" OSB roof sheathing with 15-lb. Felt paper and 30 year Architectural Shingles
- ¾" Advantech® tongue-and-groove subflooring, glued and nailed
- Pre-engineered floor systems for added structural stability & strength
- FlowGuard Gold® CPVC water supply lines
- Sump pump in basement
- Public Water and Sewer
- Natural gas utilities; Underground utilities
- Termite Pretreatment

ENERGY EFFICIENCY & SAFETY

- High efficiency heating and air conditioning systems "90%+" gas furnace, 10 year warranty with annual service policy
- Energy efficiency "SEER 13" HVAC equipment
- Insulated ducts and multi cold air return systems
- High efficiency 60 gallon hot water heater
- Exterior house wrap
- Polymer modified 10 Year Warranty Waterproofing system with integral drain system
- R-38 insulation in attic ceilings
- R-19 insulation in all overhang areas
- R-13 Batt insulation in side walls
- R-11 insulation on basement walls
- Energy efficient maintenance free, thermal pane single-hung vinyl windows with tilt-out feature, integral grills, sills and screens
- Sliding glass door in kitchen (per plan)
- Insulated Fiberglass front entry door with designer hardware, deadbolt, satin nickel kick plate(per plan)

INTERIOR FEATURES

- 9 Foot Ceilings on first floor; 8 Foot ceilings on second floor
- Designer wall-to-wall carpet
- McCormick Quality Paints
- Step down family room (per plan)
- Colonial trim package:
 - Six panel doors with colonial door casing and lever handles
 - Baseboard molding 3 ¼" - first floor and 2nd floor hall
 - Window sills
- Ventilated closet shelving
- Washer and electric dryer hook-ups with exterior vent
- (2) CAT5e telephone pre-wires with jacks; (2) RG6 TV pre-wires jacks included

KITCHEN FEATURES

- Merillat® Cabinetry- 42" wall cabinets with European hidden hinges
- Whirlpool 30" gas range
- Whirlpool Dishwasher
- Formica/Wilsonart countertops – designer colors
- Stainless Steel sink
- Ice maker rough-in with recessed box and shut-off valve
- Spacious pantry with ventilated shelving
- Quiet-run garbage disposal

BATHROOM FEATURES

- Luxurious Owner's Bath with soaking tub and separate shower (per plan)
- Mirrored medicine cabinet
- Merillat vanities with cultured marble vanity tops in full baths
- Pedestal sink in Powder Room (per plan)
- Ceramic tub and shower surrounds in all baths
- Exterior vented exhaust fans

EXTERIOR FEATURES

- Revere maintenance free vinyl Double Dutch 5" siding
- Maintenance-free vinyl clad soffit, aluminum rakes and fascia
- Maintenance-free vinyl trim and corners
- Raised panel shutters (per plan)
- Full unfinished basement w/ 8 Foot poured concrete foundation
- Two-car garage
- Raised panel garage doors
- Concrete Driveway; Concrete leadwalks
- Two exterior frost free hose bibs; a minimum of two exterior GFI electric outlets; per electrical code
- Black lanterns on exterior of home
- Custom mailbox
- Landscape package

FEATURES THAT PROVE OUR COMMITMENT

- Pre-construction orientation meeting with construction manager
- Initial pre-drywall walk-through orientation
- Final pre-settlement orientation
- 3-month and 1-year post-settlement customer care follow-up
- 1-year warranty on home
- 1-year drywall inspection and touch-up
- Quality Builders 10-year warranty coverage

Due to our continuing improvement in plans or design, standard features and options are subject to change without notice. PCS Homes retains the right to make changes or substitute materials of equal or greater value as deemed necessary. This brochure is not part of a legal contract. See Community Sales Manager for details. 06/02/09. MHBR #1505.



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