



# Special Features

## COMMUNITY AMENITIES

- Landscaped entryway and entry feature
- Public sidewalks
- Common area maintenance
- Private covenants for community integrity
- Varied architectural styles
- Open space and tree preservation community
- Upscale residential neighborhood

## GENERAL

- Quality stick-built homes handcrafted on site
- Fibermix Stealth Fibermesh in all flatwork concrete to reduce settlement, shrinkage and increase strength
- Advantech Tongue and Groove subfloor nailed, screwed and glued
- Interior wall studs 12" on center first floor with double top plates and 16" on center upper floor
- Reinforced solid blocking for wall cabinets, railings, and bathroom fixtures
- Engineered floor truss system and roof truss system
- Solid pine-tread stairs with solid pine stringers
- Quality interior and exterior paints
- Custom lighting package – Energy Star qualified
- Washer and Dryer hook up
- Pre-wired for 2 dedicated home-run CAT-5 telephone lines (kitchen and owner's suite)
- Pre-wired for 2 dedicated home-run cable TV outlets (living room and owner's suite)
- Public water and sewer service and underground utilities

## ENERGY EFFICIENCY & SAFETY

- High efficient electric heating and air conditioning systems
- Energy efficiency "13 SEER" HVAC equipment
- Single hung insulated glass vinyl tilt-in easy clean windows w/ screens
- Polyethylene vapor barrier
- 50-gallon quick recovery electric water heater
- Exterior House Wrap

## ENERGY EFFICIENCY CONTINUED

- Bathroom exhaust fans
- Kraft faced insulation energy smart package: R-13 batt insulation in exterior walls, R-30 in ceiling
- Sill sealer foundation wall
- Air seal package- all joints are stuffed and sealed to ensure best possible insulation
- All windows taped and sealed
- Caulking around exterior doors, windows, & plates
- Structurally sound & safe plywood exterior sheathing
- Heat duct, joints taped/sealed
- Attic ridge ventilation system
- Fiberglass Insulated dent-resistant exterior entrance door w/ weather stripping and adjustable sill
- BF Goodrich Flow Guard Gold CPVC pipes and fittings
- Weather resistant shaftliner 2-hour rated USG fire separation wall system
- Smoke detector system w/ battery backup on every level and every bedroom

## KITCHEN FEATURES

- Whirlpool electric range w/ spill guard cook top
- Nutone built-in range hood
- Whirlpool dishwasher – Energy Star qualified
- Merillat quality designer kitchen cabinetry with 42" upper cabinets
- Storage pantry
- Formica/Wilsonart Laminated kitchen countertops with choice of color
- Single lever no-drip faucet
- Double bowl stainless steel sink
- Ice-Maker hook-up

## BATHROOM FEATURES

- Single lever washerless/ no-drip faucets
- Cultured marble vanity tops
- Fiberglass tub/shower enclosure
- Designer accent lighting – Energy Star qualified
- Towel bars/ paper holders

## INTERIOR FEATURES

- Pre-stained solid oak hand rail
- Upgraded six panel doors and bi-folds
- Colonial trim base and door
- Schlage/Dexter satin nickel lever style door handles

## INTERIOR FEATURES CONTINUED

- Low maintenance Mannington VEGA II No-Wax floors
- Choice of plush wall-to-wall carpeting

## EXTERIOR FEATURES

- Vinyl privacy fence (select model types only)
- Low maintenance Revere premium vinyl siding
- Low maintenance aluminum wrapped exterior fascia boards
- Hardi-plank non combustible soffit
- Deluxe landscape package
- Sodded front yard
- Seamless aluminum gutters/ downspouts
- Tamko self-sealing fiberglass shingles with a 20-year limited warranty
- Front frost free spigots
- Damp proof exterior electrical outlets
- Doorbell with chimes
- Satin nickel entry package with door knocker, peep hole, kick plate and handle

## FEATURES THAT PROVE OUR COMMITMENT

- Energy Star Partner
- PCS Homes quality construction
- Innovative floor plans by award winning architect
- Pre-settlement inspection and orientation
- 1-Year drywall inspection and touch up
- 1-Year Warranty on home
- 2-Year Limited warranty on systems in home
- Quality Builders 10-year warranty coverage
- Manufacturer warranties
- Convenient SPECIAL financing available through Bay Banc Mortgage

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. 05.15.09.

