



# Special Features

## COMMUNITY AMENITIES

- Pool/Cabana
- Walking Trails
- Landscaped entryway and entry feature
- Common area maintenance
- Private covenants for community integrity
- Open space and tree preservation community
- 22+ acres recreation area
- Tot Lot
- Gazebo

## GENERAL

- Quality stick-built homes handcrafted on site
- Nine foot ceilings on 1<sup>st</sup> floor
- One and two car garage (per plan)
- Full basement (Single Family only)
- Polymer modified 10 Year Warranty Waterproofing system with integral drain system (Single Family Only)
- 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
- McCormick interior and exterior paints
- Custom lighting package – Energy Star qualified
- Washer and Dryer hook up w/ metal dryer vent
- Pre-wired for 2 CAT-5 telephone lines (kitchen and owner's suite)
- Pre-wired for 2 cable TV outlets (living room and owner's suite)
- Public water and sewer service and underground utilities

## ENERGY EFFICIENCY & SAFETY

- High efficient heating and air conditioning systems "90%+" gas furnace
- Energy efficiency "13 SEER" HVAC equipment

## ENERGY EFFICIENCY CONTINUED

- Single hung insulated glass vinyl tilt in easy clean windows w/ screens
- Polyethylene vapor barrier
- 65-gallon quick recovery electric water heater
- Exterior House Wrap
- 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 self cleaning gas range
- Whirlpool dishwasher
- Whirlpool 1/3 HP garbage disposal
- Merillat quality designer kitchen cabinetry with 42" upper cabinets
- Built-in range hood w/ fan and light
- Storage pantry
- Formica/Wilsonart Laminated kitchen countertops with choice of color and brand
- Single lever no-drip faucet

## BATHROOM FEATURES

- Ventilated closet organizers
- Single lever washerless/ no-drip faucets
- Cultured marble vanity tops
- Fiberglass tub/shower enclosure
- Designer accent lighting
- Towel bars/ paper holders
- Pedestal sink: powder room (per plan)

## INTERIOR FEATURES

- Solid oak hand rails
- Six panel doors and bi-folds
- Colonial trim base, door, bi-fold, and cased openings
- Crown molding (Varies per plan)
- Chair rail (Select plans only)

## INTERIOR FEATURES CONTINUED

- Schlage/Dexter satin nickel lever style door handles
- Low maintenance Mannington VEGA II No-Wax floors
- Choice of plush wall-to-wall carpeting with stain protection
- Thick cushion padding

## EXTERIOR FEATURES

- Low maintenance Revere premium vinyl siding
- Low maintenance aluminum wrapped exterior fascia boards
- Continuous vent vinyl soffit
- Deluxe landscape package
- Sodded front yards
- Seamless aluminum gutters/downspouts
- Tamko self-sealing fiberglass shingles with a 25-year limited warranty
- Front and rear frost free spigots
- Damp proof exterior electrical outlets (front & rear)
- Raised panel low maintenance steel garage doors
- Doorbell with chimes
- Premium vinyl sliding glass door
- Satin nickel entry package with door knocker, peep hole, kick plate and handle

## FEATURES THAT PROVE OUR COMMITMENT

- PCS Homes quality construction
- Innovative floor plans by award winning architect
- Pre-settlement inspection and orientation
- One year drywall inspection and point 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. 05.19.09.

