

# Special Features

## COMMUNITY AMENITIES

- Pool/Cabana
- 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 heating and air conditioning systems "90%+" electric furnace
- 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
- Whirlpool 1/3 HP garbage disposal
- 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

## 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 with stain protection

## EXTERIOR FEATURES

- Vinyl privacy fence (select model types only)
- Low maintenance Revere premium vinyl siding
- Low maintenance aluminum wrapped exterior fascia boards
- Continuous vented vinyl soffit
- Deluxe landscape package
- Sodded front yard
- Seamless aluminum gutters/ downspouts
- Tamko self-sealing fiberglass shingles with a 25-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

- PCS Homes quality construction
- Energy Star Partner
- 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

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