

COMMUNITY AMENITIES

- Tot lots & walking trails
- Community Center
- Multi-Purpose Court
- Gazebo
- Landscaped entryway and entry feature
- Public sidewalks
- Common area maintenance
- Protective covenants for community integrity
- Diverse architectural styles
- Open space and tree preservation eco-friendly 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
- Polymer modified 10 Year Warranty Waterproofing system with integral drain system (select model types only)
- Advantech® ¾" 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 floors
- Reinforced solid blocking for wall cabinets, railings, and bathroom fixtures
- Engineered floor and roof truss system
- Solid pine stair treads with solid pine stringers
- Quality interior and exterior paints
- Custom lighting package – Energy Star qualified
- Full Size Washer and Dryer hook up
- Pre-wired for 2 dedicated home-run CAT-5e telephone lines (kitchen and owner's suite)
- Pre-wired for 2 dedicated home-run RG-6 cable TV outlets (living room and owner's suite)
- Public water and sewer service and underground utilities

ENERGY EFFICIENCY & SAFETY

- Gas heating and cooking
- Energy efficient "13 SEER" HVAC equipment "90%+"
- Single hung insulated glass vinyl tilt-in easy clean windows w/ screens

ENERGY EFFICIENCY CONTINUED

- Polyethylene vapor barrier exterior house wrap
- 50-gallon quick recovery electric water heater
- Bathroom exhaust fans
- Kraft® faced insulation with energy smart package: R-15 batt insulation in exterior walls, R-38 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 and sealed
- Attic ventilation system
- Insulated dent-resistant fiberglass 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
- Fire sprinkler system

KITCHEN FEATURES

- Whirlpool® gas range
- Nutone® built-in range hood
- Whirlpool® dishwasher – Energy Star qualified
- 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
- Double bowl stainless steel sink

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 base and door trim
- 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
- Full basement; poured concrete foundation walls with 3 piece plumbing bath rough-in (select model types only)
- Low maintenance Revere® premium vinyl siding
- Low maintenance aluminum wrapped exterior fascia boards
- Continuous ventilated vinyl soffit
- Deluxe landscape package
- Sodded front yard
- 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
- Doorbell with chime
- 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 our preferred lending partners

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. 05.21.09.