



Special Features

COMMUNITY AMENITIES

- Sport area
- Picnic area
- Access to Greenway Path
- 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 (select model types only)
- 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)

ENERGY EFFICIENCY & SAFETY

- Highly efficient heating and air conditioning systems including:
 - 90%+ Annual Fuel Utilization Efficiency (AFUE) rated Gas Furnace
 - 13 (SEER) Seasonal Energy Efficiency Rating on Central Air Conditioning unit
- Low-E, single hung insulated glass vinyl tilt-in easy clean windows w/ screens – Energy Star Rated

ENERGY EFFICIENCY CONTINUED

- Polyethylene vapor barrier
- 50-gallon quick recovery, energy-efficient technology, electric water heater
- Exterior House Wrap – Energy Efficient Building
- Bathroom exhaust fans
- Kraft faced insulation energy smart package: R-13 batt insulation in exterior walls, R-38 in ceiling
- Sill sealer foundation wall – Energy Efficient Building
- Air seal package- all joints are stuffed and sealed to ensure best possible insulation – Energy Efficient Building
- All windows taped and sealed – Energy Efficient Building
- Caulking around exterior doors, windows, & plates
- Structurally sound & safe plywood exterior sheathing – a sustainable Green Building Product
- Heat duct, joints taped/sealed – Energy Efficient Building
- Attic ventilation system
- Fiberglass insulated dent-resistant exterior entrance door w/ weather stripping and adjustable sill – Energy Star and Green NFRC
- PEX piping for plumbing – a sustainable Green Building Product
- 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 gas range w/ spill guard cook top
- Built-in range hood
- Whirlpool dishwasher – Energy Star Rated
- 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 Rated
- Towel bars/ paper holders

INTERIOR FEATURES

- Pre-stained solid oak hand rail
- Upgraded six panel doors and bi-folds
- Colonial trim base and door
- Satin nickel lever style door handles
- Low maintenance No-Wax floors
- Choice of plush wall-to-wall carpeting with stain protection

EXTERIOR FEATURES

- Vinyl privacy fence (select model types only)
- Low maintenance premium vinyl siding
- Low maintenance aluminum wrapped exterior fascia boards
- Vented vinyl soffit
- Deluxe landscape package
- Sodded front and back yard (select model types only)
- Seamless aluminum gutters/ downspouts
- Self-sealing fiberglass shingles with a 25-year limited warranty
- Front frost free hose spigots
- Damp proof exterior electrical outlets
- Doorbell with chimes
- Satin nickel entry package with door knocker, peep hole, kick plate and handle
- Storage unit (select model types only)

FEATURES THAT PROVE OUR COMMITMENT

- PCS Homes quality construction
- Energy Star Partner
- Innovative floor plans by award winning architect
- Pre-settlement orientation
- 90- Day and 1-Year Warranty Service
- 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 approved lender

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. 10.13.09.

