

EXTERIOR DETAILS

- Architecturally controlled community with preselected exterior color package to enhance the streetscape of the community
- Front elevations include stone, brick, fiber cement shake, fiber cement siding
- Painted rectangular gutters and downspouts to compliment exterior color palette
- 30 Year Warranty architectural shingles
- Baked enamel metal roof, per plan*
- Wood shutters with hinges and handles, per plan*
- Professionally designed landscape package
- Fully sodded lawn – approximately 25 feet in rear
- Lawn irrigation – covers up to 4 Zones
- Insulated garage doors; stamped steel w/hinges, handles and remote opener
- Wood grain fiberglass front door
- Concrete patio or pressure treated deck; size per plan*
- Pest Ban bait system
- Steel reinforced concrete poured foundation
- Rust free fiberglass windows
- Window screens

INTERIOR DETAILS

- 10' smooth ceilings on first floor, 9' on second floor, per plan*
- Latex paint color throughout
- 8 foot "Carrara style" interior doors on first floor
- Lever door hardware with matching hinges - Satin Nickel finish
- Wood stained staircase handrail with 2" wooden balusters
- Staircase to second floor (per plan*) open ended treads w/carpet runner, painted risers
- Prefinished hardwood flooring throughout foyer, kitchen/breakfast room, dining room, first floor hallway(s) and powder room, per plan*
- Designer tile in all baths and laundry room
- Quality Shaw carpet with 6 lb. underpad throughout non tiled or areas without hardwoods on main and second floor
- Upgraded Craftsman Interior Trim Package with 8" cove crown moulding accents on main level, 1x4 casing around doors and windows, 1x6 baseboards and 2x2 wooden spindles - Foyer, Family, Living, Dining, Owner's Bedroom, Kitchen/Breakfast, Down Hall
- Valet bench in owners entry, per plan*
- 36" gas direct vent fireplace with gas logs, wood mantle, slate surround fire box
- Pre-wire for phone outlets in family room and owner's bedroom
- Pre-wire for cable outlets in family room, all bedrooms and media/loft, per plan*
- Wire and brace for ceiling fans in family room and all bedrooms, and media/loft per plan*
- Designer lighting package includes ceiling fan in family room and owners bedroom
- Decora rocker-style light switches throughout

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Gourmet Kitchen Features

- Prefinished hardwood flooring throughout kitchen, breakfast area/room*
- Designer 42" flat panel cabinets staggered with 2" crown
- Whirlpool® stainless steel appliance package
- Stainless steel gas cooktop w/vented microwave above
- Double oven stainless steel built in unit
- Stainless steel dishwasher
- Granite countertops
- Tile backsplash
- Stainless steel double bowl undermount sink
- Delta chrome faucet
- Garbage disposal
- Recessed can lights (number of lights, per plan)

Powder Room*

- Rectangular pedestal sink
- Elongated comfort height commode
- Beveled, oval mirror
- Prefinished hardwood flooring
- Delta chrome faucet

Guest and Secondary Bathrooms

- Raised height flat panel cabinets
- Cultured marble vanity with backsplash
- Delta chrome faucets
- Fiberglass tub/shower
- Decorative tile flooring
- Scald guard shower valve

Owner's Retreat and Owner's Bath

- Trey and/or vaulted ceilings, per plan*
- Raised height flat panel cabinets
- Cultured marble double vanity with backsplash
- Decorative tile flooring
- Fully tiled shower with chrome, glass frame shower door
- Recessed niche in owner's shower
- Tiled bench in owner's shower, per plan*
- Recessed can light above owner's shower

- Garden tub with tile surround and deck mount faucets, tub size per plan*
- Delta chrome faucets
- Elongated comfort height commode
- Walk-in closet with EZ Glide ventilated shelving
- Scald guard shower valve

Quality Construction and Energy Efficiency

- Energy Star appliances
- Energy efficient insulated, double pane vinyl Low E windows
- Housewrap - blocking air infiltration and creating moisture barrier
- Programmable thermostat on each heated floor
- 14 seer Carrier central air conditioner
- Carrier Energy Efficient gas furnace
- 50 gallon gas water heater
- Energy efficient low flow, water saving toilets and shower heads, Low flow aerators on all faucets
- Quality PEX plumbing water lines
- Engineered floor system on main and second floor w/ Advantech flooring
- Pre-engineered roof truss system

WARRANTY AND CUSTOMER SERVICE

- Your new PMC home is backed by over 3 decades of experience in building quality homes
- Full time warranty department
- Comprehensive quality assurance inspections throughout the entire building process
- A personal homeowner orientation and pre-delivery inspection prior to closing
- 30-day and 11-month follow-up inspections by homeowner
- One (1) year warranty on the home being free of defects and workmanship
- Ten (10) year warranty on any major structural defect

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