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STANDARD FEATURES

For the construction of New Custom Homes

Noteworthy Credentials of PCH

- ✓ Member of the Greater Ft. Worth Home Builders Assn.
- ✓ Member of the National Home Builders Association.
- ✓ Member of the Texas Association of Builders.
- ✓ Member of the Certified Master Builder Corporation.
- ✓ Registered Texas Custom Home Builder.
- ✓ Spring Tour 2009 Award Winning Home Designs.
- ✓ Unmatched Customer Home Trade-in Program.
- ✓ 10 Year Limited Structural Home Warranty.
- ✓ Home Building excellence since 1978.

Professional Services

- ✓ Professional New-Home Sales Consultation
- ✓ Professional On-Site Project Management
- ✓ Professional Design Center Assistance
- ✓ Professional Mortgage Loan Officer Assistance

Structural Components

- ✓ Professionally Engineered Post-Tension Cable Reinforced Foundation System;
 - Inspected and approved by design engineer at all pre-pour phases of construction.
 - Foundations pretreated for termites prior to concrete pour - 5 year warranty.
 - 3000 psi (or greater) concrete used in foundation system.
- ✓ Professionally Engineered Perimeter Frame and Wall Bracing System.
- ✓ Pressure Treated base wall plates are installed then bolted to foundation for maximum structural integrity.
 - Pressure Treated base wall plates generate added termite resistance.
 - Anchor bolts securing perimeter frame to foundation.
- ✓ Engineered wall studs, ceiling joists, rafters and other structural members.
 - Finger-Jointed Studs for straighter walls.
- ✓ 2x6 exterior walls installed around entire living space for maximum structural integrity as well as increased installation capacity.
 - Exterior 2 X 6 Walls Framed on 24" Centers.
 - Interior 2 X 4 Walls Framed on 16" Centers.
- ✓ Engineered Wood Truss and/or TJI floor systems for 2nd floor support.
- ✓ Solid OSB exterior sheathing used on entire perimeter of home for maximum structural integrity.
- ✓ Engineered LVL lam-beams at all load bearing supports and garage door headers.
- ✓ All sheetrock materials are nailed then screwed for maximum attachment reinforcement.

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- ✓ Multiple expert municipal & structural engineer inspections to assure proper installation of all structural components.

General Construction Features

- ✓ Custom Built Oversized Iron or Wood Front Entry Doors.
- ✓ Insulated Exterior Doors w/ Full Weather Stripping.
 - Wood or Fiberglass construction.
- ✓ Wood grain textured fiber/ cement board exterior cornice material (50 year warranty).
- ✓ Wood grain textured soffit materials with generous attic ventilation.
- ✓ Class A fire-rated, "**Weathered Wood**" Architectural Shingles. Minimum 30 Year Limited Warranty.
- ✓ Aluminum Rain Guttering w/ Downspouts around perimeter of home.
- ✓ Cement emaciated wood textured plank siding.
- ✓ State of the art "Pex" cross looped polyethylene plumbing lines.

Energy & "Green" Features

- ✓ **R-23** blown-in fiberglass insulation in 2 x 6 exterior walls.
- ✓ "Sill-Seal" foam foundation gasket installed around the exterior bottom base plate for reduced air infiltration.
- ✓ All exterior plates are caulked for maximum seal around bottom of exterior walls.
- ✓ Entire home is poly-foam sealed for maximum air flow elimination.
 - Windows, Doors and Bottom Plates Sealed w/ Poly Foam
- ✓ "Tech Shield" Radiant barrier roof decking (or comparable) on entire roof for maximum attic heat reduction.
 - Radiant barrier roof decking reduces radiant heat penetration by up to 97%
- ✓ Zip-line OSB with pre-installed house wrap around entire exterior of home. Provides superior vapor/moisture barrier as well as tightens the overall envelope air resistance.
- ✓ **R-40** blown in fiberglass attic blanket for superior attic insulation.
 - Typical Builder installation is R-30. We use R-40.
- ✓ Double sided foil faced foam board sheathing installed on all walls exposed to attic space.
 - Adds **R-3** insulation factor to exterior walls as well as provides superior protection of insulation otherwise exposed directly to attic temperature variations.
- ✓ Multiple expert municipal electrical & mechanical inspections to assure proper installation of all components.
- ✓ Dual Pane insulated Low-E window & door glass dramatically reduces ultra violet rays from penetrating living spaces.
 - U/V Rating = .52 solar heat gain co-efficient as per building code.
 - Specialty frames for optimal viewing (80/20) in main viewing areas are available.
 - Tilt- bottom sashes are available – not standard.
- ✓ Two 50 gallon high recovery hot water heaters.
 - Hot Water Circulating systems are available for rapid hot water delivery. (saves approximately 10,000 gallons of water per year)
 - Tankless Hot Water Heaters are available – not standard.
- ✓ Choice of 5 gas locations (Dryer, HVAC, Water Heaters, 2 Fireplaces).

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- ✓ Minimum 14 SEER high efficiency energy rating on all HVAC components.
 - Multi-zoned HVAC Systems for maximum efficiency.
 - Programmable Digital Thermostats are available.
 - Heat Pump HVAC Systems are available – not standard.
 - Factory Warranty on all mechanical HVAC components.
 - Dual filter system (4" media filter) is available – not standard. (better protection from mold, pollen, dust mites, pet dander, bacteria, mold spores, fungi and odors.)
 - R-6 silver flex reflective HVAC ductwork properly supported with aluminum cradles at appropriate intervals.
- ✓ Properly placed toilet area vent-fans.
 - Placed 16" off the floor in the side wall.
 - Vented individually to the exterior.
- ✓ Recessed "in wall" Dryer Vent Duct connection.

Technical, Security, Lighting and Electrical Features

- ✓ Whole House Security System.
 - 2 Keypads – Entry Area and Garage Hall.
 - Sensors on all doors and windows.
 - Wiring for perimeter security system w/4 cameras & DVR internet capability is available – not standard.
 - 2 Motion Detectors are included.
- ✓ Smoke detectors installed as per current building codes.
 - Hardwired & have battery back-up.
- ✓ Home Technology Distribution Center for all audio, video, phones & security.
 - All wiring "home run" back to main panel.
 - Sleeved for future HDMI cable.
 - 300 MHz CAT-5e phone/data wiring & jacks in main rooms – up to 6 locations depending on plans.
 - High definition 2.2 GHz TV cable wiring in main rooms – up to 6 locations depending on plans.
 - RJ-45 High Speed Internet and network outlets in main rooms – up to 6 locations depending on plans.
 - Hidden pull-sleeve for possible future HDMI TV cable over the fireplace.
- ✓ Media Room area pre-wired for 5.1 surround sound using high fidelity wiring.
 - Full Scale Media Systems are available – not standard.
- ✓ Whole House Intercom Systems are available – not standard.
- ✓ Can lighting in the Great room, Kitchen, Nook, Game Room, Flex Room.
 - Recessed Eyeball Decorative Light above Fireplace.
 - Up to 8 can lights w/ painted trims in the kitchen and eating areas.
 - Up to 6 can lights w/ painted trims in the Family Room.
- ✓ Designer lighting package includes select oil rubbed bronze fixtures.
 - Upgraded Fluorescent light bulbs in the recessed can lights and closed globe fixtures for maximum efficiency.
- ✓ 200 amp or greater electrical panel for appropriate power distribution throughout home.
 - Smart Switch disconnects are available – not standard.

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- ✓ Landscape 'up-lighting' on the front of each home is standard.
 - Digital timers on exterior up lighting along front of home.
 - 2 sets of flood lights for rear yard lighting.
 - 1 set of flood lights over garage doors for driveway lighting.
 - 2 exterior coach lights at Front Porch are standard.
- ✓ Weather-proof GFCI Exterior Outlets, Front and Back.
- ✓ Décora "toggle style" light switches are standard.
- ✓ Mantle plug and floor plug in the great room.

Exterior Features

- ✓ Spacious Veranda Retreat with gas-fed wood burning fireplace.
 - CAT5 wired TV alcove above outdoor fireplace.
 - Gas supplied for future built-in grill.
 - Outdoor ceiling fan in custom ceiling treatment.
 - Prewired for speakers and volume controller.
 - Full view glass (1-lite) full French patio doors.
- ✓ High Quality Satin finish latex enamel paint used on exteriors for longevity.
- ✓ Professionally designed landscape package.
 - Hearty shrubbery package and mulched beds on front of home.
 - Automatic, full coverage sprinkler system w/ rain sensor.
 - Sodded grass lawns on lots under ½ acre in size.
 - Combination of seeded and sod lawns on lots over ½ acre in size.
- ✓ Over-sized Custom brick mailbox.
- ✓ 90 year warranty on brick.
- ✓ Cedar accents Cedar design accents as per plan.
- ✓ Stylish Divided Light Windows on Front Elevation.
- ✓ Wood Panel or Decorative Steel Fencing installed as per terms of negotiated contract.
- ✓ Specialized 80/20 opening windows in the family & nook areas.
- ✓ Decorative Custom Brick details and accents on front elevation.
- ✓ Freeze resistant Hose Bibs, Front & Rear.

Kitchen Features

- ✓ Custom Built, Raised Panel Knotty Alder Cabinetry, Stained on-site.
- ✓ Custom Built Smart Kitchen cabinet design and special features.
 - Multi Height upper cabinet design.
 - Crown molding around upper cabinets.
 - 15 pull out lower storage trays.
 - Pullout Trash Drawer.
 - Appliance garage.
 - Baltic birch interior drawer box construction.
 - Decorative Molding and Trim Details.
 - Veneer core interior cabinet construction.
 - Finished with a high quality (Dura Seal) oil base stain and sealer.
 - European hidden hinges with raised panel doors
 - Oil Rubbed Bronze hardware pulls.
 - Full extension ball bearing drawer guides.

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- ✓ Custom built veneered pantry door w/ clavos hardware.
 - Spacious walk-in Pantry (Per Plan)
- ✓ Select Granite countertops with demi-bullnose edging.
- ✓ Oil-Rubbed Bronze Plumbing & Hardware Fixtures;
 - 'Delta' plumbing fixtures with lifetime warranty.
 - Under mounted Kitchen Sink.
 - 16 gauge Copper 'farm style sink' available – not standard.
 - Natural Stone Backsplash w/ Deco Accents.
- ✓ Top Name Brand Designer Stainless Steel Appliances are available.
 - Jenn-Aire, GE Profile, GE Monogram, Thermador, Whirlpool, Frigidaire, Bosch, Kitchen Aid, Wolf, Viking, all available – subject to price range of home.
- ✓ Oil Rubbed Bronze Pot Filler installed at Cooktop for large pots and pans.
- ✓ Raised serving bar wall with wood, brick or stone veneer.
- ✓ Drop down pendant style serving bar and island lighting fixtures.
- ✓ Over and Under Cabinet lighting above and below upper cabinets.

Interior Features & Paint

- ✓ Medium Splatter Drag Wall and Ceiling Texture.
- ✓ Walls are primer coated prior to finish paint.
- ✓ Standard 2-Color Paint application (1 for walls and Ceilings, 1 for trim).
- ✓ 1 stain color for stain grade baseboards, ceiling borders, cabinets & casings.
- ✓ Hand troweled textured walls in designated areas.
- ✓ Faux Glazing on all Hand troweled textured walls.
- ✓ Bull-nosed rounded sheetrock corners on all arched sheetrock openings.
- ✓ Custom designed ceiling treatments in all main living areas and bedrooms.
- ✓ Cast Stone or Natural Stone fireplace surround with Cedar mantle.
- ✓ Color matched HVAC grills, can light trims & bathroom vent fans.

Garage Features

- ✓ 3 car garages are standard on all homes.
 - Garage Door Opener sized accordingly with door size & weight.
 - Cedar Clad Wood doors are available – not standard in all subdivisions.
- ✓ Attic decked in designated areas for light-weight storage needs.
 - Accessible with pull down access ladder.
- ✓ Built in overhead storage shelf in garage shelf at 6'6" off finished floor.
- ✓ 4' tall x 12' length peg board tool & miscellaneous storage systems.
- ✓ Custom Workbenches are available – not standard.
- ✓ Room finished interior walls with texture, paint and baseboards.
- ✓ Insulated Garage Doors available – not standard.

Master Suite Features

- ✓ Custom designed ceiling treatment with faux paint & hand trowel finish.
- ✓ Walk-in shower with seat, shampoo niche, decorative tile borders, detailed bronze deco's, 4" recess tile floor, window, two recessed can lights, 2 shower heads & conveniently placed 'don't get wet' valve controls.
- ✓ Select whirlpool tub or elegant soaking tub with designer faucet.
- ✓ Dual vanities with drop-in sinks and granite countertops.

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- ✓ Built in linen closet/cabinet.
- ✓ Master Closet features metal rods, shoe racks, High ceiling w/off season racks, window (for natural lighting), built-in chest-of-drawers (as per plan).
- ✓ Deep Cultured Marble Garden Tub w/ Splash & Skirting

Bathroom Features

- ✓ Oil-Rubbed Bronze Plumbing & Hardware Fixtures;
 - 'Delta' plumbing fixtures with lifetime warranty.
- ✓ Bone colored porcelain water savings elongated toilets with oil rubbed bronze handle.
- ✓ Master Bathroom;
 - Granite countertops, porcelain drop-in sinks & tumbled marble backsplash.
 - 5' jetted tub in the master bath.
 - Decorative Designer Framed hanging mirrors.
 - Cabinet storage above the toilets.
 - Each sink gets an orb towel ring, each bath gets an orb towel bar.
 - Tile and/or stain concrete flooring.
- ✓ Secondary Bathrooms;
 - Granite Tile countertops, porcelain drop-in sinks & tumbled marble backsplash.
 - Exhaust fans correctly installed @ 16" off the floor and vented to the exterior.
 - Secondary baths on exterior walls get an accent window at the plate height to help illuminate the area. (where applicable).
- ✓ Walk-in showers;
 - Recessed shower floors on first floor showers.
 - Properly placed shower control valves so you don't get wet starting the shower.
 - Accent tile detail boarder in the tub & shower areas.
 - Special water resistant 'dura-rock' in all bath wet areas instead of inferior green-rock.
- ✓ Utility Room with sink, room for fridge & mud storage area.

Trim, Hardware & Finishing Features

- ✓ Decorative oil rubbed bronze front door handle set and deadbolt.
- ✓ Decorative Oil rubbed bronze interior & exterior handle sets.
- ✓ 3 ½" distressed & stained door casings in the main living areas of the home.
- ✓ 7 ½" distressed & stained baseboards in the main living areas of the home.
- ✓ Hand hewn window pediment & baseboards in the family room.
- ✓ Utility cabinet with metal hanging rod.
- ✓ 3 ½" paint grade baseboards & door casings in the secondary bedrooms.
- ✓ Two panel plank, Cheyenne style interior "solid core" doors with "v" groove patterns.
- ✓ Custom shelving in the closets.
- ✓ Seasonal shelving in the master closet, up to 4 levels high (i/a).
- ✓ Faux distressed beams, tin ceiling, pan ceiling, vaulted ceiling available - as per plan.
- ✓ Distressed faux rustic beams in the great room vaulted ceiling.
- ✓ Security Dead Bolt Locks on Front and Back Doors.

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Flooring Features

- ✓ Select Grade freize' (pronounced; "frizz-ay") stain resistant carpet with 6 lb. padding.
 - Frieze carpet is a type of cut pile carpet which is made from twisted fibers. The individual curling fibers in the carpet create a slightly informal look which hides a multitude of offenses. For this reason, frieze carpet is sometimes recommended for high traffic areas, as it will not show footprints and dirt as readily as some other styles of carpet. Many carpet and flooring suppliers carry frieze carpet in a range of colors and patterns, and it is typically possible to order specifically desired colors as well.
- ✓ Stained concrete flooring w/ 36" diagonal score lines is available – not standard.
- ✓ Hand scraped nail down oak wood flooring available in designated areas.
- ✓ 14" x 14" tile available in the bath and kitchen areas.

Many other features and options are available... too numerous to list!

Please see our "Standard Construction Procedures" documentation for more detailed explanation of the building process.

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