



Our story begins...

with a man and a home – a home that he built with his own hands as a hobby. An interest that became a dream. A dream that became a reality. A reality that became Primrose Homes – an award winning custom home builder.



JEFF MARTIN



Partner Spotlight

In 2011, GAF was the first roofing manufacturer to offer a Lifetime limited warranty on all of its laminated shingles and, in 2012, it introduced the GAF Lifetime Roofing System. Primrose Homes is the only builder in Western Pennsylvania certified to offer this warranty. With a focus on social responsibility, GAF has developed Advanced Protection® Shingle Technology, which provides superior durability and wind resistance while reducing the use of scarce natural resources.





"The home is amazing. We walk around every day in awe of it. It's a piece of art and extraordinarily functional. We use every inch of it every day.

We love our new house!"

—John



Who we are: The Primrose Difference

- We build one-of-a-kind, original homes – no two are the same. We build according to your plans, not ours. With this type of building comes invaluable experience, creativity and ideas that consistently exceed our clients' expectations.
- We use superior quality products that are universally recognized as the best in their class. A few examples are included as "Partner Spotlights" in this booklet.
- We have an excellent team of inside and outside employees.
- We are a family business with family values. They are **Passion, Respect, Integrity, Merit, Resourcefulness, Organization, Service, and Efficiency**.
- We back our homes with warranties. We provide three warranties with our homes – a 10-year structural warranty that few builders meet the requirements to obtain, a 5-year systems warranty, and a 50-year roof warranty. These three warranties offer our clients the best protection in the market.



Primrose Homes, Inc.
is proud to offer
these warranties
to our homeowners.



*"It was so nice working with such a great group of
trades that were able to **make our vision come to life!**
Thank you again!" —Lorraine*



The Primrose Difference – Our Process...

As a close-knit family business, we have the luxury of forming one-on-one relationships with our homeowners. Every step of the way, we encourage you to call on our stellar team of project managers, interior designers, contractors, and suppliers to make your dream home a reality.



Partner Spotlight

James Hardie® Products show remarkable endurance when compared to vinyl and wood based products. James Hardie® Siding is noncombustible and approved for fire-rated construction. It also offers superior fade resistance compared to field applied paints. Lastly, James Hardie® siding offers exceptional damage protection from woodpeckers, squirrels and other pests.





*"You and your group of contractors were not only **knowledgeable and superb craftsmen**; you were also **great people with whom to work**"*

—Don & Adele



Partner Spotlight

Control4 offers the ultimate home automation solution by enabling the products and systems you already have and use every day to work together. By integrating everything from lighting control, music, home theater, climate control, security—even smartphones and tablets—a smart house by Control4 creates personalized experiences that enhance your life and provide added comfort, savings, convenience, and peace of mind.

Control4

The Primrose Difference – Why build a custom home?

Building a custom home requires a lot of time and attention, so why go the custom route? As one of our homeowners said, “We were at the point in our lives where we could do this – we knew exactly what was on our ‘wish list’, and we had the finances. We were excited to make this home truly ours with the help of Primrose Homes.”

Are you at the point in your life where a custom home could be a reality? The answer is “yes” if you:

- require a well-built, solid-structured home that features the latest materials and systems, ensuring a beautiful and lasting home for many years to come;
- recognize the low-maintenance benefit of living in a new home;
- have the desire to design your own home.

Partner Spotlight

Heart of the Home Designs is a family-operated custom design and cabinet company. We have the ability to design, build and install anything from custom kitchen cabinets to bathroom vanities, built-in pieces and stand-alone furniture. Our craftsmen display their passion in their work, and you will reap their gifts.

*Heart of
the Home*





C A M B R I A®

tighten your apron strings, a diva has entered the kitchen

DARLINGTON™
Cambrian Collection™

LANESHAW™
Waterstone Collection™

How can something so gorgeous be so low maintenance? Cambria's beauty is only rivaled by its durability. The only thing it requires is soap and water to clean. Oh, and admiration. Discover more than 100 natural stone designs at CambriaUSA.com.



**FAMILY OWNED
AMERICAN MADE**

"Primrose has consistently done what they said they were going to do and they have done it well. I trust them explicitly and someday, I am sure that I will ask them to build us another home."
—Molly



Partner Spotlight

Innovation is at the heart of the American dream, and with that in mind, Primrose Homes features award-winning Thermador and Bosch appliances. These high performance appliances are setting new standards for the "chef" inside us all. Thermador and Bosch engineers strive to make these appliances easy to use for everyone, while being one of the greenest companies in the world, so that you can rest assured that not only are your appliances beautiful and user-friendly, but also environmentally sound.





Partner Spotlight

Homeowners recognize the KOHLER name more than any other in the industry. They look to our brands for innovations in design and technology, materials and color. When they include the Kohler family of brands exclusively in their home, they make a bold statement about the craftsmanship, innovation and uncompromising water-saving options.

THE BOLD LOOK
OF **KOHLER**®

*"We really enjoyed building our Primrose home. **The team** was very professional and stood behind their work.*

Communication was key and we felt we could trust everyone. That is so important."

—Tara



*"Primrose did a great job of managing
the building of our home in a manner
that was consistent with the look
we were trying to achieve."*

—Jonathan



Partner Spotlight

For nearly 150 years, Sherwin-Williams has been an industry leader in the development of technologically advanced paint and coatings. As the nation's largest specialty retailer of paint and painting supplies, Sher-

win-Williams has over 1,500 rich, beautiful colors to choose from, easy-to-use color selection tools to make confident color selections and exceptional quality paint to help set your home apart.



**SHERWIN
WILLIAMS®**

The Primrose Homes Difference – in Remodeling, Additions and Outdoor Living...

Do you love your home or neighborhood but just need more space or updates? With the same team members and craftsmen, we remodel and create beautiful additions that you'll be thrilled to call your "new" home!



Partner Spotlight

At VERSATEX Trimboard we make trim smarter. Our products are created from cellular PVC in the most state-of-the-art manufacturing facility in the industry. Whether you're using VERSATEX for trim, fascia, soffit, or a decorative exterior moulding piece, you will find our manufacturing process provides a product that features the real look and craftsmanship of a premium lumber without the moisture problems of wood.

VERSATEX
TRIM BOARD

TRIM SMARTER.



Partner Spotlight

At Moen, we're driven to create innovations that enhance the lives of the people who use our products. You'll discover the difference this philosophy makes in our unique, user-centric innovations-like ioDIGITAL, Showering, Motion-Sense, Reflex and Spot Resist finishes. Count on Moen and Primrose Homes for products with a purpose, looks that appeal and experiences that will delight. Moen products also carry a "LIMITED" lifetime warranty for the original purchaser.





Partner Spotlight

From energy efficiency and durability to low maintenance, Andersen designs and builds windows and patio doors that are among the best-performing products in the industry. It's been that way for more than a hundred years, and Andersen is committed to constant innovation as well as rigorous testing of performance and quality to make sure we continue setting the highest possible bar for performance.

WINDOWS • DOORS
Andersen 



The Primrose Homes Difference – award winning builder!

Through our hard work and efforts, we have won 13 Housing Excellence Awards and have been the recipient of *Pittsburgh* magazine's "Home of the Year" two years in a row. In addition, we have built numerous homes to certified green building standards and continue to educate ourselves on best practices of homebuilding. We are proud of our achievements and look forward to earning many more in the future.

"We recently had a guest over – the house was built to entertain – and it was very nice to hear someone else say what we have been thinking since we first saw the home. He said, 'You just don't see this sort of craftsmanship and beautiful detail in homes anymore.'"
—Stanton



The Primrose Homes Difference – Proud to be Primrose!

When you choose Primrose Homes, you choose the best. Our experience, creativity, and attention to detail are evident in every home we build. And our commitment to the highest quality and energy-efficient materials ensures satisfied homeowners not just immediately after completion, but for years to come.



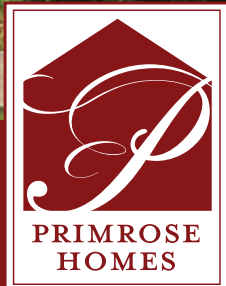
Partner Spotlight

Huber Engineered Woods LLC continually strives to create innovative products that suit their customers' needs. Huber's ZIP System® Roof and Wall Sheathing are structural wood panels with built-in protective barriers, eliminating the need for building wrap or felt and providing a continuous rigid moisture and air barrier that optimizes energy efficiency. Additionally, Huber's AdvanTech® Subflooring product is proven to achieve a superior combination of strength and moisture resistance — for subflooring that won't swell, cup, delaminate or bounce even under the toughest conditions.



The Primrose Homes Difference – the story continues... with your dream home!

We are excited and ready to take on your wish list to create yet another award-winning house that you'll be thrilled to call home. Contact us to begin your story...



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