



ENERGY SAVINGS AND COMFORT

- Built to Energy Star® Standards
- High Efficiency 16 SEER HVAC system
- Energy efficient light package which meets/exceeds current Energy Star® standards
- R-13 wall insulation (living areas, except windstorm areas)
- R-38 blown-in attic insulation (living areas)
- R-22 insulation on sloped ceilings, at top plates per Energy Star® specs (living areas)
- Foil-backed R-8 A/C ductwork
- Poly seal insulation around windows, doors, bottom plate and other openings
- Double-pane LoE3 insulated vinyl windows that tilt-in for easy clean
- R-3 Dow/Dupont ½" insulated sheathing, except windstorm areas
- Programmable thermostat
- High-efficiency tankless gas water heater
- Natural gas cooking
- Radiant Barrier Roof Decking



EXTERIOR DETAILS

- Fiber Cement exterior siding with 30-year manufacturers limited warranty
- Fiber Cement exterior trim materials with 15-year manufacturers limited warranty
- Engineered post tension slab
- Concrete driveways and walks
- Full sod in front and back yard, fenced rear yard
- Landscaped front yard to developer requirement
- Two exterior faucets
- Large covered front porches and rear patios on most plans
- Garage doors with garage door opener and 2 remote controls
- Weatherproof exterior electrical outlets near front and rear doors
- 8 ft Classic 3-panel mahogany front door (community specific)
- Windowed rear entry door with integral blind
- Front gutters standard



INTERIOR DETAILS

- 3/8" - 5lb rebond carpet pad with standard carpet
- Carpeting with a five-year wear limited warranty
- 2" faux-wood cordless blinds in all operable windows
- Tile flooring included in the family room, per plan
- Decorator interior paint scheme, Delicate white walls, ceilings, and trim
- Craftsman style smooth Monroe panel interior passage doors. 8 ft doors on the 1st floor, per plan.
- Raised ceilings and square sheetrock corners, per plan
- 5 ½" flat baseboard molding
- Kwikset® distinctive door hardware with satin nickel finish
- Multi-speed ceiling fan with light kit in main bedroom, study, and family room, per plan
- Blocked and wired for ceiling fans in secondary bedrooms, game room and rear patio, per plan
- Satin nickel designer light fixtures
- White rocker switches for all interior lighting
- Folding stair or door access to attic, per plan
- Pre-wired data lines in game room, study and all bedrooms
- Pre-wired for cable television with outlets in family room, game room, study and all bedrooms
- Interior electrical breaker service panel
- Smoke and carbon monoxide detectors, per code



KITCHEN DETAILS

- 3 CM Granite countertops (limited choice of standard colors) with polished square edge
- Kitchen countertop overhangs for informal dining, per plan
- Designer Cabinetry with 42" high uppers
- GE® Profile Stainless Steel appliance package including:
 - GE® Profile Stainless Steel 30" Slide-in gas range
 - GE® Profile Stainless Steel 30" wall oven
 - Energy Star® rated built-in GE® dishwasher
 - Built-in GE® Profile microwave
- Delta® pull down sprayer faucet
- Recessed type LED lighting
- Stainless steel 50/50 under-mount sink with garbage disposal
- Tile backsplash
- Tile flooring in kitchen and breakfast area



MAIN BATH DETAILS

- Air conditioned, walk-in closets with LED lighting
- Designer Cabinetry with high vanity cabinets and included hardware
- Broan® quiet ventilation fan
- Delta® chrome faucets and bath accessories
- Elongated commode with soft close seats
- 1.5 CM Quartz countertop with undermount sink
- Freestanding, soaking tub with tile backsplash
- Separate shower with tile to ceiling and recessed tile floors



SECONDARY BATH DETAILS

- Designer Cabinetry with high vanity cabinets
- Broan® quiet ventilation fan
- Delta® chrome faucets and bath accessories
- Elongated commodes with soft close seats
- Acrylic tub with tile to shower ceiling
- 1.5 CM Quartz countertop with undermount sink
- Tile flooring
- Powder bath with single bowl sink over cabinet and granite countertops to match kitchen, per plan



LAUNDRY ROOM DETAILS

- Broan® quiet ventilation fan
- Convenient overhead storage shelf with clothing rod
- Interior laundry room with tile flooring



CONSTRUCTION DETAILS

- 10-Year Home Buyer's Warranty
- Detailed home inspection by independent inspector
- High quality laminated composition GAF® roof shingles
- Post tension foundation certified on-site by an independent engineer

Fulshear Lakes - Community Standard Features

- * 4 Sides Brick
- * Under-Cabinet Kitchen Lighting
- * Full Gutters
- * Security System
- * Sprinkler/Irrigation System
- * Wood Balusters
- * Gas Line to Rear Patio
- * Mudset Shower in Primary Bath