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ELITE SERIES

281.334.1752

Inspired Construction

- Professionally engineered post-tension foundation
- Fiber cement exterior products with 50 year limited warranty
- ⌘ 30-year mildew resistant shingles
- Ridge ventilation with jet soffit perforated, *per plan*
- Engineered I-joist for 2nd floors with 3/4" subfloor
- ⌘ Screwed and glued sub flooring
- ⌘ Structurally engineered frames that are individually certified
- All wall framing on 16" centers
- ⌘ Ceramic Tile in all wet areas
- ⌘ Sound insulated interior walls at master bath and utility room
- ⌘ Rounded sheetrock corners throughout
- ⌘ Butler's Pantries for extra storage, *per plan*
- ⌘ Lighted and decked attic storage, *per plan*
- ⌘ Seamless aluminum gutters on front elevation
- Hurricane clips and straps installed

Inspired Exteriors

- Masonry exterior clay brick, stone, and/or four coat conventional stucco exterior w/ Elastomeric™ finish, *per plan*
- Fully sodded yards with programmable sprinkler system
- Generous front and rear yard landscape package
- Fully fenced back yard, *per community specifications*
- Four side of masonry on first floor, *per plan*
- Covered rear porch, *per plan*
- Front porch pavers, *per plan*
- Cast stone address plaque

Inspired Garages

- ⌘ ½ HP garage door opener with two remotes
- ⌘ Insulated, pinch resistant Garage Doors
- Fluorescent lighting, *per plan*

Inspired Technology

- ⌘ CAT 5 wiring for all telephone/computer outlets in all bedrooms, kitchen, family, study and gameroom to structure wiring panel
- ⌘ RG6 Cable TV outlets in all bedrooms, family room and game room to structure wiring panel
- ⌘ Pre-wiring for surround sound (one location)
- Pre-wiring for two room speakers with volume control (two locations)
- ⌘ Pre-wiring for security system

Inspired Energy

- ⌘ Energy Star Certified
- ⌘ 15 SEER high efficiency, area-zoned air conditioning system with R6 rated duct system and a one year full warranty, plus an overall 5 year manufacturer's parts warranty and an additional 15 year manufacturer's parts warranty (total of 20 years) on the heat exchanger
- ⌘ Double pane Low-E windows
- ⌘ Radiant barrier roof decking
- ⌘ Gas furnace and water heater; one 50 gallon or two 40 gallons rapid recovery, *per plan*
- ⌘ Gas line supplied to fireplace, dryer, and cooktop
- ⌘ Programmable thermostats
- R-13 batt insulation on exterior walls
- R-30 blown insulation at open attic areas
- R-19 insulation at closed attic areas
- R-22 insulation at ceiling areas common to rafters or sloped ceilings

All *Inspired Touches* and standard features are subject to modification without notice including changes, additions, and deletions. Some *Inspired Touches* and other standard features may not be available on all floorplans or in all communities. Some *Inspired Touches* are available only on specific plans and/or in specific communities. See a sales counselor for a list of *Inspired Touches* and other standard features for a specific community or plan. Some *Inspired Garage* features are available only with detached garages. The availability and pricing of these features is subject to change without prior notice. Seller also reserves the right to make any modifications, changes or omissions to the home as long as they do not substantially adversely affect the home or if they are required by code changes with any governmental authority, and to substitute materials, equipment, cabinets, fixtures, appliances and or floor coverings with items similar or of greater quality, utility, value and or color. Materials such as brick, wood, wood grain, carpeting, paint, cabinets, cultured marble, tile, laminate, and the like are subject to shading and gradation and may vary from sample, models or colors charts. Seller will not be liable for such variation.

Buyer Acknowledgement _____
10.09.10

taylor
morrison

Homes Inspired by You

