



smile knowing your home is protected for a full ten years.



coverage that gives confidence.

Defining the 2-10 Home Buyers Warranty® Structural Home Warranty.

1 YEAR WORKMANSHIP WARRANTY

The 1 year workmanship warranty provides surety coverage from the day of closing. It provides clearly defined construction standards for defects in materials and workmanship for the first year. If the builder defaults on their obligation, the warranty insurer fixes the defect.

What is covered:*

- 1 Roof Covering
- 2 Cabinets
- 3 Countertops
- 4 Door Panels
- 5 Exterior Siding
- 6 Hardwood Floor
- 7 Basement Floor
- 8 Ceramic Tile
- 9 Drywall
- 10 Interior Trim
- 11 Carpet
- 12 Paint
- 13 Fireplace

2 YEAR SYSTEMS WARRANTY

The 2 year systems warranty provides surety coverage from the day of closing. It provides clearly defined construction standards for defects in the distribution of electrical, plumbing and mechanical systems for a full two years. If the builder defaults on their obligation, the warranty insurer fixes the defect.

What is covered:*

- 14 Supply Piping
- 15 Waste Piping
- 16 Ductwork
- 17 Electrical Wiring



10 YEAR STRUCTURAL WARRANTY

The 10 year insurance-backed structural warranty provides 10 full years of structural defect coverage from the day of closing. It protects designated load-bearing elements of the home caused by failure that affects their load-bearing function to the extent that the home becomes unsafe, unsanitary or otherwise unlivable.

What is covered:*

- 18 Roof Framing
- 19 Load-Bearing Walls
- 20 Beams
- 21 Columns
- 22 Foundation
- 23 Floor Framing



LONG LIVE HAPPY HOMES®

2-10.com

Save your energy!

Chesmar Homes with new home **M·P·G** saves you energy and money every month.



Here's what to check for to make sure your new home has the highest **M·P·G** available.

| WHAT TO LOOK FOR IN A HIGH PERFORMANCE HOME: | Chesmar | Builder #2 | Builder #3 |
|--|---------|------------|------------|
| Energy Star rated energy efficient light package/bulbs | ✓ | | |
| Environments For Living Energy Usage Guarantee | ✓ | | |
| 16 SEER Rating (High Number = More Efficient) | ✓ | | |
| 80% Ultra Efficient Furnace (High % = Less Energy Costs) | ✓ | | |
| R-38 Attic & R-13 Wall Insulation (High Number = Less heat/cold from outside) | ✓ | | |
| Foil-backed R-8 A/C Ductwork | ✓ | | |
| Foam Seal Insulation Around Windows, Doors, Bottom Plate & Other Openings | ✓ | | |
| Double-pane LoE3 Insulated Vinyl Windows (Inefficient Windows are a Huge Energy Drain) | ✓ | | |
| TechShield (or equivalent) Radiant Barrier Decking (Hot Attic = Less Efficient HVAC System) | ✓ | | |
| 1/2" R-3 Insulated Sheathing (Except Windstorm Areas) | ✓ | | |
| Fresh Air Intake (Better Indoor Air Quality) | ✓ | | |
| Media Filter (Better Indoor Air Quality) | ✓ | | |
| Energy Star Rated Multi-Speed Ceiling Fans | ✓ | | |
| Natural Gas Cooking | ✓ | | |
| Energy Star Rated Standard Appliances - Built-in Dishwasher / Refrigerator / Washer (Per Plan Collection) | ✓ | | |
| Low-Flow Water Systems (Less Water Usage) | ✓ | | |
| 12 Third-Party Inspections | | | |
| 1) Foundation pre-pour | | | |
| 2) Foundation pour | | | |
| 3) Foundation Elongation | | | |
| 4) Structural, Windstorm Code | | | |
| 5) Mechanical, Electrical, Plumbing Code | | | |
| 6) EFL Blocking | ✓ | | |
| 7) Duct Blaster | | | |
| 8) Insulation | | | |
| 9) Blower Door | | | |
| 10) Final Mechanical, Electrical, Plumbing | | | |
| 11) Cosmetic Quality Assurance | | | |
| 12) Quality Assurance Re-inspection | | | |

High-Performance Terms

When you're looking for the highest **M·P·G** make sure to define your terms here.

ACH: Air Changes per Hour. Air-tight homes need air changes for the best Air Quality. Fresh air intake forces outside air into the home pushing out stale indoor air. (Out with the bad, in with the good.)

AFUE: Annual Fuel Utilization Efficiency. Measures a furnace's heating efficiency. (The higher the rating, the better.) Chesmar includes an 80% Ultra Efficient Furnace.

ARI: American Refrigeration Institute. Energy Star required certification, verifying the HVAC system meets the SEER rating.

ASHRAE: American Society of Heating, Refrigerating and Air-Conditioning Engineers. Sets design standards for HVAC Systems.

BUILDING ENVELOPE: A home's exterior shell - walls, floors, ceiling, windows, doors, roof and foundation.

DELTA-T: Difference from attic temperature to inside temperature. (Ex: Subtract interior temperature from Attic temp to find the Delta-T)

ENVIRONMENTS FOR LIVING: A performance based program developed with the assistance of building science experts. An EFL program home meets the requirements of the US Environmental Protection Agency (EPA), Energy Star® program, and at the Platinum energy level meets the US Department of Energy Building America® specifications. Each Chesmar home is backed by the EFL Limited Guarantees for Heating & Cooling Energy Use and Comfort which ensures a long-lasting return on your investment.*

HERS / HERS INDEX: Home Energy Rating System. The Residential Energy Services Network (RESNET) scoring system is used to measure the energy efficiency of a home. The lower the HERS index, the more energy efficient. Each 1-point decrease in the HERS index equates to a 1% decrease in energy consumption. The average Chesmar home HERS index rating is 63.*

HVAC: Heating, Ventilation and Air-Conditioning

IAQ: Indoor Air Quality

IRC: International Residential Code. The standard construction rules used by builders.

JUMP DUCT/RETURN AIR: Duct connecting a room to a common space or return to balance pressure, cutting down on noise and lines in carpet under doors.

LoE3 Window Low Emissivity: Coated glass that reduces heat gain in the summer making your home more comfortable and affordable to operate.

MERV: Minimum Efficiency Reporting Value. ASHRAE's rating system of air filters.

PRESSURE BALANCING: Equalizing air pressure between rooms by adjusting air flow in supply and return ducts.

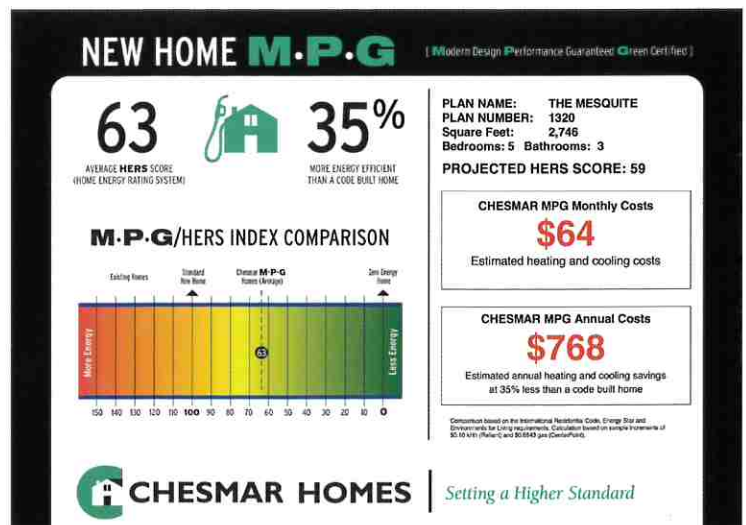
RADIANT BARRIER: Coating on the underside of the roof decking that reduces heat gain in the summer.

R-VALUE: Resistance-Value. The resistance a material has to heat flow. (Really high=Really good.)

SEER: Seasonal Energy Efficiency Rating. Measures the efficiency of the air conditioning system. Each new Chesmar home has a 16 SEER Matched HVAC system. (The higher the HVAC system SEER rating the lower your electric bill.)*

SHGC: Solar Heat Gain Co-efficient. Solar radiation entering a home through the windows.

U-VALUE: A measure of heat transmission from inside to outside.



Expand your ideas about the cost of owning a home—check the window sticker of every Chesmar Homes for **M·P·G** savings.

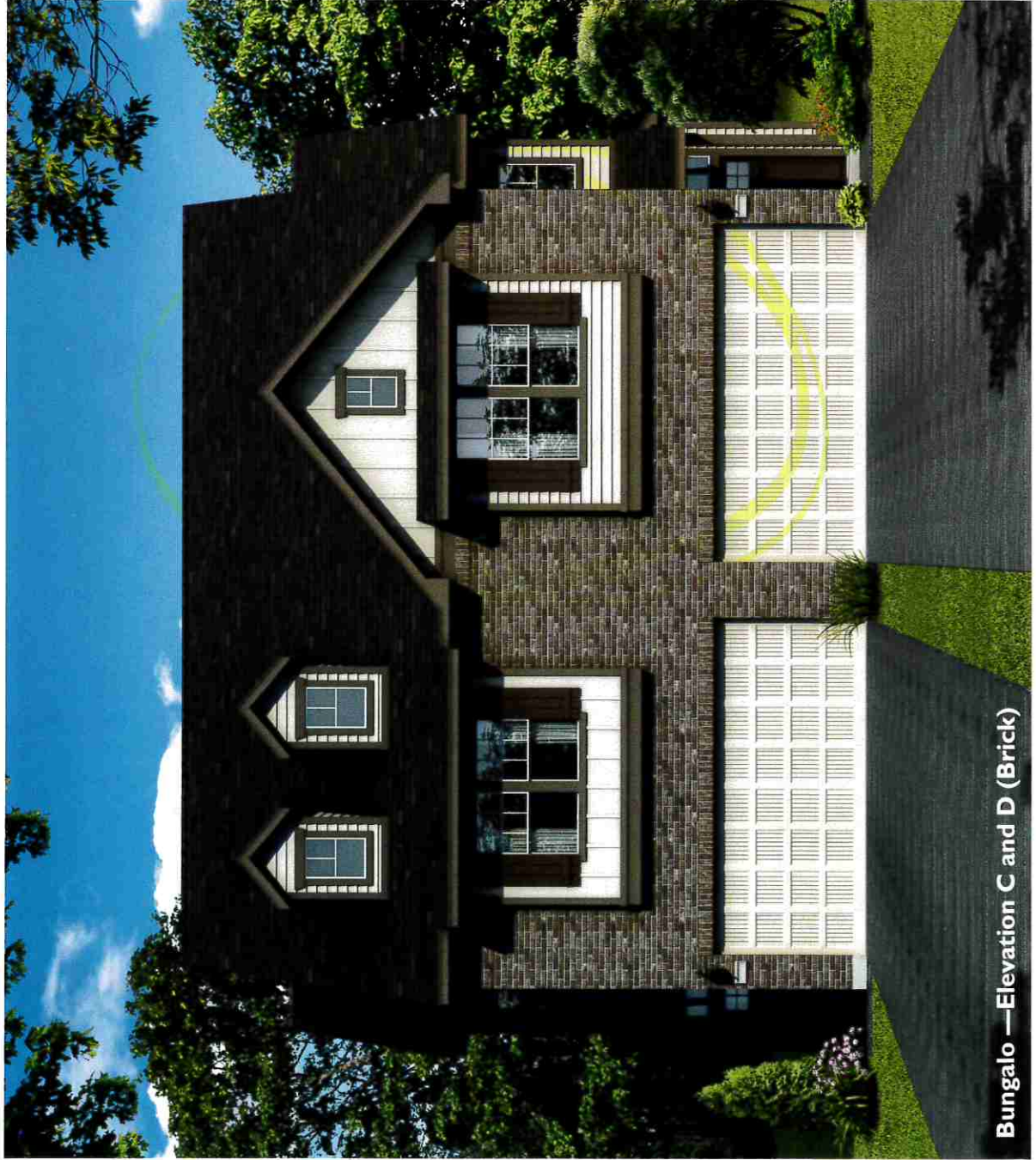
*Check the Window Sticker for your favorite plan to see the average HERS Score, and estimated heating/cooling costs.



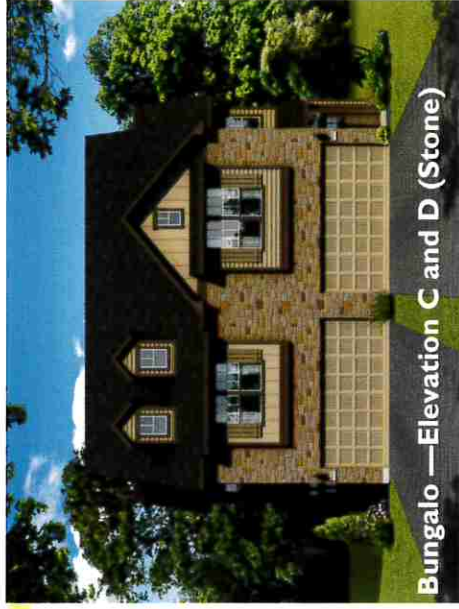
Setting a Higher Standard

TOWNHOMES BUILDING —B

CHESMAR.com



Bungalo —Elevation C and D (Brick)



Bungalo —Elevation C and D (Stone)



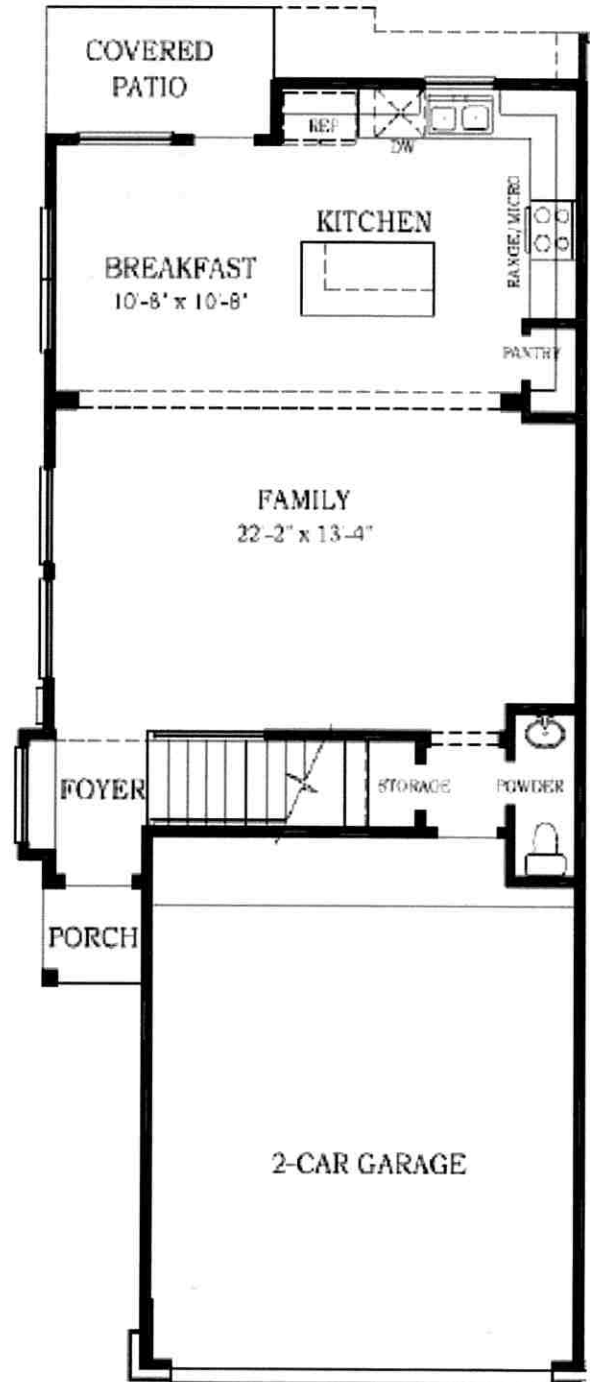
Bungalo —Elevation E and F (Brick)



Bungalo —Elevation E and F (Stone)



2nd Floor Plan



1st Floor Plan

Square footage and room dimensions are approximate and may vary per elevation. Window placement, roof line and porches may also vary by elevation. Plans, features, prices and availability are subject to change without notice.

Print date: 7/6/16





STANDARD FEATURES

The Townhome Collection

ENERGY SAVINGS AND COMFORT

- Built to the Environments For Living® Diamond and Certified Green Standards
- Environments For Living® Heating and Cooling Energy Use & Comfort Guarantee (limited)
- High Efficiency 16 SEER HVAC system with Trane® condenser and 80% AFUE Trane® furnace
- 100% Compact Fluorescent Lamps and 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
- Polycel® insulation around windows, doors, bottom plate and other openings
- Double-pane LoE³ beige insulated vinyl windows that tilt-in for easy clean
- Energy efficient Tech Shield® or equivalent radiant barrier roof decking
- 1/2" Dow® R-3 insulated sheathing, except windstorm areas
- Honeywell® programmable thermostat
- High-efficiency gas water heater
- Natural gas cooking

EXTERIOR DETAILS

- Fiber Cement exterior siding with 25-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
- Full sprinkler system
- Landstaped front yard to developer requirement
- Two exterior faucets
- Covered front entries and rear patios or balconies on most plans
- Wayne-Dalton® Sonoma insulated garage doors, with garage door opener and two remote controls
- Weatherproof exterior electrical outlets near front and rear doors
- Craftsman Style 6-light woodgrain front door with accent paint
- Full light rear entry door with enclosed blind

INTERIOR DETAILS

- 1/2"- 5lb rebond carpet pad with standard carpet. Carpeting with a five-year wear limited warranty.
- 2" faux-wood blinds in all windows
- Arched sheetrock openings, per plan
- Delaney® distinctive door hardware with satin nickel finish
- Energy Star® rated multi-speed ceiling fan with light kit in family room, master bedroom and study, per plan. Blocked and wired for ceiling fans in secondary bedrooms, flex rooms, and rear patios, per plan.
- Exterior electrical breaker service panel
- Folding stair or door access to attic, per plan
- Oil rubbed bronze iron spindle balusters, per plan
- Pre-wired for cable television outlets in family room, flex room, study and all bedrooms
- Pre-wired for telephones in kitchen, family room, flex room, study and all bedrooms
- Raised ceilings and rounded sheetrock corners
- Satin nickel designer light fixtures
- Smoke and carbon monoxide detectors, per code
- Smooth raised panel interior 2 Panel Arch Top passage doors
- Two-tone decorator color scheme, featuring Moth Gray walls with Shell White trim

KITCHEN DETAILS

- 3 CM Granite countertops (choice of two colors standard) with polished square edge. Kitchen countertop overhangs for informal dining, per plan.
- Bandom Cabinetry® with 42" high uppers
- Complete GE® black or white appliance package including:
 - Extra-large GE® standard-clean energy efficient gas range
 - Energy Star® rated built-in GE® dishwasher
 - Built-in GE® microwave
 - Energy Star® top mount 21.2 cubic foot GE® refrigerator with icemaker
- Delta® Leland pull down sprayer faucet
- Recessed can lighting
- Stainless steel 50/50 under-mount sink with garbage disposal and tile backsplash
- Tile flooring in kitchen and breakfast area





STANDARD FEATURES

The Townhome Collection

MASTER BATH DETAILS

- 3 CM Granite vanity tops (choice of two colors standard) with polished square edge, and ceramic integrated wave bowl sink
- Air conditioned, walk-in closets with fluorescent lighting
- **Brandom Cabinetry®** with 36" high vanity cabinets and matching wooden medicine cabinet
- **Delta®** Windemere faucets and **Delta®** Kinley bath accessories
- Elongated commode
- **Royal®** garden tub with tile backsplash, per plan
- Separate shower with built-in seat and tile surround
- Tile flooring

SECONDARY BATH DETAILS

- **Brandom Cabinetry®** with 32" high vanity cabinets and matching wooden medicine cabinet
- **Delta®** Windemere faucets and Mason Designer bath accessories
- Elongated commodes
- **Royal®** acrylic tub with tile shower walls
- **Royal®** cultured marble vanity tops with ceramic integrated wave bowl sink
- Tile flooring

LAUNDRY ROOM DETAILS

- 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 **Owens Corning®** composition roof shingles with 30-year warranty
- Post tension foundation certified on-site by an independent engineer

CHESWOOD FOREST AT WOODFOREST

Additional Home Features

- Full Sprinkler system (front and back)

Community Features

- Neighborhood Parks and Playgrounds
- Spray Park
- Woodforest Golf Club
- Admiral Bark Park
- Tennis and Basketball Courts
- Forest Island Pool and resort-style swimming complex
- Approximately seven miles west of I-45
- Approximately six miles away from Lake Conroe
- Approximately 5.2 miles to the south of The Woodlands

Important note: Features are subject to change without notice and may differ slightly in homes according to start date. Homes under construction may have included upgrades. Please check with New Home Consultant for more information.

9/17/17

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