

INCLUDED FEATURES

Summerlyn at Spring Branch

Interior

- Emser Tile® Ceramic Tile in Foyer, Bathrooms, Kitchen, and Laundry Room
- Shaw® Carpet with 5.5-pound Carpet Pad
- Rounded Drywall Corners with Textured Walls and Ceilings
- Sherwin-Williams® Interior Paint
- Rocker Light Switches
- Ceiling Fan w/ 4-Light Kit in Gathering Room
- Kichler® Nickel Light Fixture Package
- Fluorescent Lighting in Laundry Room and Owner's Closet
- Raised 6-Panel Interior Doors
- Privacy Locks on Owner's Suite and all Bathroom Doors
- Schlage® Satin Nickel Interior Door Hardware
- 9-foot Ceiling Heights in Main Living Area
- 2 ¼" Colonial Baseboards and Door Casing
- Wood Closet Rods and Shelving
- Security System Pre-Wire and Trim

Kitchen

- Timberlake Cabinetry® Birch Flat Panel Cabinets with 36" Uppers and Crown Molding
- Whirlpool® Black Appliance Package – Features Free Standing Gas Range, Microwave/Range Hood Combination Vented to the Exterior, and EnergyStar® Certified Dishwasher
- 3 CM Granite Countertops in Kitchen
- Kichler® LED Low-Profile Down Lights
- InSinkErator® Garbage Disposal
- Amerisink® Stainless Steel Double-Equal Undermount Kitchen Sink
- Moen® Chrome Single Handle Pull-Out Kitchen Faucet

Bathrooms

- Timberlake Cabinetry® Birch Flat Panel Cabinets
- Comfort Height Vanities in Owner's and Secondary Bathrooms
- Cultured Marble Vanity Countertops with Integral Sinks in Owner's and Secondary Bathrooms
- Moen® Chrome Plumbing Fixtures and Bathroom Accessories
- Gerber® Comfort Height Elongated Toilets in all Bathrooms
- Glass Enclosed Shower with Emser Tile® Ceramic Tile Shower Surround in Owner's Bathroom
- Gerber® White Pedestal Sink in Powder Room

Exterior

- LP® SmartSide® Siding and Trim with 50-Year Manufacturer Warranty
- Water-Resistant Barrier Thermo-Ply® Protective Sheathing
- Sherwin-Williams® Exterior Paint
- Vinyl Divided Light Windows on Front of Home with Half-Screens on all Operable Windows
- 6'8" Therma-Tru® Insulated Textured 6-Panel Front Door
- Schlage® Single Cylinder Handleset with Deadbolt Lock
- Full Light Door with Integral Blinds at Rear Entry
- Professional Landscape Package in Front Yard
- Full Sod in Front and Rear Yards with Crushed Granite in Side Yard
- Full Yard Irrigation System
- Full Gutters and Downspouts with tie-in to Yard Drains
- Windsor® Durable Embossed Steel Garage Door
- LiftMaster® ½ HP Garage Door Opener with two Remotes
- 16' Wide 2-Car Driveway with 3' Wide Private Walkway from Porch to Street
- Two Hose Bibbs on Exterior of Home



Prices subject to change without notice. All square footage is approximate. Pulte Homes® reserves the right to revise specification and dimensions without notice. Flooring, appliances, room sizes, windows, roofs, ceilings and exteriors may vary. Pulte Homes® is a brand of Pulte Homes, Inc. All offers subject to availability. Void where prohibited. 6/1/16



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Exterior (Cont'd)

- Broom Finish Front Porches
- Asphalt 30-Year Architectural Shingles
- 6-foot Privacy Fence with Gate

Energy

- Lennox® 16 SEER High Efficiency HVAC System with Environmentally Friendly 410A Refrigerant and R6 Rated Duct System
- Insulation Package Includes:
 - R-13 Batt Insulation Installed in wall with Zero Tolerance Application
 - R-22 Fiberglass Insulation in Sloped Ceilings
 - R-30 Fiberglass Insulation in Attic
- High Efficiency Insulated Low-E 366 Vinyl Glass Windows
- Energy Efficient Electric Water Heater
- Radiant Barrier Roof Decking
- Programmable Honeywell™ Thermostat
- Electric Dryer Hookups with Outside Vent
- Roof Vents for Added Ventilation

Design Center

- Personal appointment with a Professional Decorating Consultant at the Design Center

Protection Plan

- Cable and Rebar Slab per Engineered Drawing with 3000 PSI Concrete
- Borate Treatment on all Exterior Walls and Slab Penetrations with Taexx® Tubes in the Wall® Built-In Pest Control System in First-Floor Exterior Walls and Plumbing Walls
- Professionally Engineered frame designs
- GFCI Receptacles Located on Home Exterior and in Garage
- Professionally conducted Third Party Inspections at Foundation, Frame, HVAC Duct, and Final Stages
- 1 Year Limited Warranty
- 2 Year Mechanical Warranty
- 5 Year Water Intrusion Warranty
- 10 Year Structural Warranty
- Builder Serviced Warranty

Smart Home Features

- Cat 6/RG-6 Combo Media Outlet in Gathering Room (Location per plan)
- Cat 6 Wiring to future Wireless Access Point (Location per plan)
- App-Enabled, WiFi Compatible Garage Door Opener
- 30" x 16" Plastic Structured Wiring Enclosure (Location per plan)
- 1" Flexible Conduit Run from Structured Wiring Enclosure to Exterior of Home for future ISP Connection
- Design Center appointment with Low Voltage Technician to Discuss optional Smart Home Technology



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