

SMART HOME TECHNOLOGY

- Kwikset® Smartcode touchpad deadbolt with Z-Wave
- Skybell® WI-FI video doorbell
- Liftmaster® ½ HP WiFi garage door opener with smartphone control
- eero® (whole home) WiFi router
- Honeywell® T10 Pro Smart thermostat
- Dual USB charging outlet in kitchen and master bedroom

ENERGY SAVINGS AND CONSTRUCTION FEATURES

Green homes are built with the environment in mind. From energy and water efficiency, to reduced construction waste and the use of renewable materials, you can take pride in the fact that your home has less negative impact on the environment.

INSPECTIONS AND TESTING

- 10-year structural home limited warranty
- Multiple 3rd party inspections by Burgess on every home
- Main sewer line inspection with camera for quality assurance
- HERS energy rating on each home to determine energy efficiency
- Effective leakage testing on all HVAC ductwork on every home

QUALITY STRUCTURE

- Individually engineered 3,000 PSI foundation for each home
- Weyerhaeuser® Engineered I-Beam 14" truss joist floor system on all two story plans with tongue and groove ¾" subfloor glued and screwed in place
- LP® Tech Shield radiant barrier roof decking helps block heat from entering the attic
- Thermo ply sheathing placed behind brick for protection from outside elements
- Double paned thermal Low E glass high performance vinyl windows with tilt sash
- High efficiency Rheem® tankless water heater - sized per plan with 12 year limited warranty
- Uponor® PEX corrosion resistant plumbing system
- Fiber cement mold resistant backing behind tile at shower and tub to prevent water infiltration

HEATING AND COOLING

- Trane® 16 SEER energy-saving HVAC matched system and gas heat with 10 year parts registered limited warranty
- Honeywell® TrueDRY DR 90 Dehumidification System
- Zoned heating and air conditioning system in all two story designs
- Return air pathways in every bedroom
- Broan® fresh air ventilation
- 4" media filter at one location for convenience

INSULATION

- Extensive foam polysealant treatment to all exterior wall top and bottom plates, corners, door and window casings, plumbing penetrations and electrical outlets
- R-13 insulated exterior walls
- R-30 blown ceiling insulation with R-22 in sloped ceilings

PEST PREVENTION

- Termite pre-treat at frame stage
- TAEXX® In wall pest control at specified areas

EXTERIOR FEATURES

STRUCTURAL

- American made brick
- Cast stone address plaque
- James Hardie® fiber cement siding and trim
- Owens Corning® algae resistant composition dimensional shingles
- Covered outdoor living

AMENITIES

- 8' tall mahogany front door
- Bricked front porch
- Divided light windows at front of home
- Galvanized steel overhead garage door(s) with one opener, per bay
- Landscaped and fully sodded yard with irrigation system
- Front gutters with downspouts
- Drainage systems with inlets designed per homesite and installed in back and side yards
- Front and rear frost proof hose bibs

INTERIOR FEATURES

Dedicated design consultants are available to help you personalize your home

TRIMS AND FINISHES

- Superior® wood burning fireplace and choice of mantel with tile or brick surround (per plan)
- Kwikset® satin nickel door hardware throughout home
- Textured walls and ceilings with square sheetrock corners
- Finished garage including texture, paint and base molding
- Low VOC Sherwin-Williams Painters Edge® interior paint throughout home
- Raised 5-panel Rockport doors
- 4" straight edge base and casing throughout home
- Iron stair balusters
- Utility rooms with shelf and rod

FLOORING

- Ceramic tiled entry, kitchen, utility and baths
- Carpeting with ¾", 5 lb. pad

LIGHTING

- Satin nickel light fixture package
- Ceiling fan with decorative lights in one location
- LED disc lighting (per plan)
- Energy efficient 3000k LED bulbs
- Decora rocker style light switches

KITCHEN

- 42" Poplar upper cabinets, choice of stain
Cabinet details include:
 - Crown molding
 - Soft close drawers
 - Adjustable shelves
 - Hidden hinges
- GE® stainless steel appliance package
- 3 cm Granite countertops with square edge, choice of color
- Tile backsplash
- Moen® pull-down, two-function faucet
- Stainless steel single basin undermount sink
- ½ Horsepower Insinkerator® garbage disposal

BATHS

- Moen® satin nickel plumbing fixtures and bath accessories
- Water conserving elongated commodes

MASTER BATH

- 2cm Granite or 1.2cm Silestone® vanity tops with square edge
- Acrylic soaker drop-in tub
- Tiled shower walls, pan and tub surround
- Glass shower enclosure

SECONDARY BATH(S)

- 2cm Granite or 1.2cm Silestone® vanity tops with square edge
- Porcelain on steel tub(s)
- Tiled shower wall(s)

POWDER BATH (PER PLAN)

- China pedestal sink
- Framed mirror

SECURITY AND WIRING FEATURES

SECURITY

- Full security system with motion detector pre-wire, glass break and 1 keypad (per community)
- Smoke detectors interconnected with battery backup
- Carbon monoxide detectors
- Kwikset® 1" throw deadbolts on all exterior doors

STRUCTURED WIRING

- Bundled wire includes:
 - 1 x 1 Bundled outlet at 2 locations
 - 1 CAT 6 phone wire and jack
 - 1 cable TV RG6 pre-wire and jack
- All the above pulled back to a centrally located network connection

ELECTRICAL


- Block and wire for ceiling fan provided in family and all bedrooms
- Waterproof electrical plug box front and back

Employee Owned.



Customer Focused.



 Prices, plans, specifications, square footage and availability subject to change without notice or prior obligation. Square footage is approximate and may vary upon elevations and/or options selected. Elevation materials may vary per subdivision requirement. Please see your Sales Counselor for more information.

Fulbrook on Fulshear Creek 60 Features
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