

## Inspired Energy

- Fiberglass Insulation
  - R-30 Blown in flat ceiling areas
  - R-22 batts in inaccessible flat ceiling areas
  - R-19 batts in knee walls
  - R-22 batts in sloped areas
  - R-13 batts in exterior walls
- **High Efficiency 15 Seer air condition system with new environmentally friendly R-410 refrigerant**
- **Honeywell programmable thermostat**
- Supply air vents in all bedrooms to balance temperature & pressure for consistent comfort
- **40 gallon gas water heater (2-40 gallon gas water heaters if 3 or more full baths)**
- Ridge vents with vented soffits
- **Energy efficient Low-E, double-pane vinyl, tilt-in windows**
- **Tech Shield (radiant barrier) roofing**

## Inspired Construction

- Professionally engineered post-tension cable and 2500 PSI concrete foundation
- Mildew resistant, composite roof shingles (**30-year warranty**)
- Engineered I-joist for 2<sup>nd</sup> floors with 3/4" structure wood subfloor
- Fiber-cement exterior siding, trim, soffit and fascia with **25-yr. limited warranty (Stucco Upgrade)**
- Screwed and glued wood sub flooring
- **Radiant Barrier Roof Decking**
- **All wall framing on 16" centers**
- Aluminum gutters on front of home
- **Zurn/Pex plumbing system with centralized manifold (25-year warranty)**
- **Durable Sherwin Williams paint with Mildewcides designed to endure Houston's humid, southern climate**
- Water resistant barrier around window sills to prevent water leakage

## Inspired Master Suites

- **Moen®** plumbing fixtures in chrome
- **12"x12" ceramic tile flooring in master bath**
- Acrylic garden tub with cultured marble surround
- **Separate Mud Set Shower/Seat with Ceramic Tile wall**
- Cultured marble countertops with integral sinks
- **Avalon Maple** vanity cabinets with knee space (*per plan*)
- Elongated commode in master bath water closet
- Climate controlled spacious walk-in closets with durable wood-base shelving, stained clothing rods and florescent lighting
- 3-speed, reversible ceiling fan with Alabaster glass light kit
- Obscured glass master bathroom window

## Inspired Interiors

- Award winning designs with dramatic interiors and elegant **Metal Stair Rails** stairways *per plan*
- Colonist **8' Panel Interior Doors** 1<sup>st</sup> floor only and 5 1/4 Base Boards & 3 1/2 Casing *per plan*.
- **12"x12" Ceramic tile flooring in entry, powder room, utility room and secondary baths**
- Abrasive wear carpet over rebound pad (carries 5-year abrasive wear warranty)
- **Sherwin Williams** paint with white enamel trim
- Fireplace w/ Ceramic Tile Surround
- **Crown molding and chair rail in dining room**
- Rounded sheetrock corners in select living areas
- **3-speed, reversible 52" ceiling fans located in the family room and master.** Choice of Weathered Brick or Pewter, includes alabaster glass light kit
- **2" Faux wood blinds throughout**
- **Elongated commode in powder bath**

## Inspired Service

- Two 3-hour Design Center consultations
- Pre-Construction meeting with Superintendent
- Pre-drywall meeting with Superintendent
- New Home Orientation before closing
- One year Fit and Finish Warranty guided by exacting performance standards
- **10-Year Limited Structural Warranty, issued by 3<sup>rd</sup> party warranty company.**

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Homes Inspired by You



# Taylor Morrison - Summerwood

## Community Information

### Sales Office

15711 Golden Bluff Lane  
Houston, TX 77044  
Phone: 713-401-3637

### Schools

#### Humble ISD

281-641-1050  
[www.humble.k12.tx.us/](http://www.humble.k12.tx.us/)  
20200 Eastway Village Dr.  
Humble TX 77338

#### Summerwood Elementary

281-641-3000  
14000 Summerwood Lakes Dr.  
Houston TX 77044

#### Lakeshore Elementary

281-641-3500  
13333 Breakwater Path Ln.  
Houston, TX 77044

#### Woodcreek Middle School

281-641-5200  
14600 Woodson Park Dr.  
Houston TX 77044

#### Summer Creek High School

281-641-5400  
14000 Weckford Blvd.  
Houston TX 77044

#### US Post Office

713-695-2690  
4206 Little York Rd.  
Houston TX 77016

#### Homeowners Association

Summerwood Community Association, Inc.  
713-981-9000

[www.ciaservices.com](http://www.ciaservices.com)

#### Annual Dues :

\$815.00

#### Summerwood Amenities:

150 acre nature reserve	Fitness Center
17 acres of lakes	Tennis Courts
Hiking and biking trails	Sports fields
Play grounds and splash pad	Jr. Olympic swimming pool

### Utilities/Services

Electricity: Public Utility Commission	888-782-8477
Electricity: Reliant	713-207-7777
Gas: CenterPoint Energy	713-659-2111
Technology: Entouch	281-225-1000
Water/Waste Water: MMIA	281-651-1618
Trash Collection: Waste Management	713-686-6666
Security/Technology: Connect One	713-977-5887

### Non-emergency Numbers

Harris County Sheriff Dispatch	713-221-6000
South Lake Houston EMS	281-459-1277
Animal Control	281-999-3191

### Other Useful Numbers

Libraries: Atascocita	281-812-2162
Metro/Park & Ride	713-635-4000
Bush Airport	281-230-3100
Hobby Airport	713-640-3000
Driver's License Info	281-446-3391
Texas Department of Public Safety	866-357-3639
Vehicle Registration	281-341-3710

### EST. Tax Rate

Harris County:	\$0.94
Humble ISD:	\$1.52
Harris County MUD 361:	\$1.20
	<hr/>
	\$3.66

\*tax rate is per \$100 assessed value before homestead exemption

\*Confirmation of specific tax rates should be obtained from the appropriate tax office

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