

# FULTON HOMES

You're Proud to Own, We're Proud to Build

*The Reserve at*



## QUEEN CREEK STATION

Sales Associates:

**Jack Burke**  
**Ali Hodjati**

On Ellsworth Road, just north of Rittenhouse

**480-753-7559**

Hours  
10:00 to 6:00  
Daily

<b>Buena Vista</b>	<b>1594</b>	<b>Single Story</b> - 3 Bedrooms, 2 Baths, Great Room, 2 Car Garage	<b>B</b>	<b>\$255,900</b>
	<b>Sq. Ft.</b>	Front Porch, Covered Patio, Walk in Pantry	<b>D,F</b>	<b>\$257,900</b>
		Optional Bedroom Suite		
<b>Tara Bella</b>	<b>1762</b>	<b>Single Story</b> - 3 Bedrooms, Open Study, 2 Baths, Great Room, 2 Car Garage	<b>B</b>	<b>\$281,900</b>
	<b>Sq. Ft.</b>	Front Porch, Covered Patio, Kitchen with Island and Walk in Pantry	<b>D,F</b>	<b>\$283,900</b>
		Optional Bedroom Suite, Optional 4th Bedroom		
<b>Quintessa</b>	<b>1816</b>	<b>Single Story</b> - 3 Bedrooms, 3 Baths, Great Room, 3 Car Garage	<b>B</b>	<b>\$289,900</b>
	<b>Sq. Ft.</b>	Front Porch, Covered Patio, Mud Room, Kitchen with Island with	<b>D,F</b>	<b>\$291,900</b>
		Walk in Pantry, Optional 4th Bedroom		
<b>White Oak</b> Model 1	<b>1948</b>	<b>Single Story</b> - 3 Bedrooms, Open Study, 2 Baths, Great Room, 2 Car Garage	<b>B</b>	<b>\$284,900</b>
	<b>Sq. Ft.</b>	Front Porch, Covered Patio, Kitchen with Island and Walk in Pantry	<b>D,F</b>	<b>\$286,900</b>
		Optional Bedroom Suite, Optional 4th Bedroom		
<b>Artesa</b> Model 2	<b>2189</b>	<b>Single Story</b> - 4 Bedrooms, 2 Baths, Formal Living and Dining Room	<b>B</b>	<b>\$292,900</b>
	<b>Sq. Ft.</b>	Family Room, 2 Car Garage, Front Porch, Covered Patio	<b>D,F</b>	<b>\$294,900</b>
		Kitchen with Island and Walk in Pantry, Optional Bedroom En Suites		
<b>Silver Rose</b>	<b>2271</b>	<b>Two Story</b> - 3 Bedrooms plus Open Study, 2 1/2 Baths, Front Porch, Great Room, Loft, Kitchen with Island, Walk in Pantry, 2 Car Garage,	<b>B</b>	<b>\$300,900</b>
	<b>Sq. Ft.</b>	Can be expanded to 5 Bedrooms and 3 Baths	<b>D,F</b>	<b>\$302,900</b>
<b>Stonehedge</b>	<b>2717</b>	<b>Two Story</b> - 3 Bedrooms, 2 1/2 Baths, Open Study, Formal Living / Dining, Family Room, Front Porch, Covered Patio, Loft, Kitchen with Island, 2 Car Garage, Front Courtyard, Can be expanded to 5 Bedrooms and 3 Baths	<b>B</b>	<b>\$324,900</b>
	<b>Sq. Ft.</b>		<b>D,F</b>	<b>\$326,900</b>
<b>Oakville</b> Model 3	<b>2723</b>	<b>Two Story</b> - 4 Bedrooms plus Open Study, 3 Full Baths, Master Downstairs, Great Room, Kitchen with Island, Covered Patio, Loft, Walk Out Balcony, 2 Car Garage, can accommodate 5 Bedrooms and 3 Bathrooms	<b>B</b>	<b>\$327,900</b>
	<b>Sq. Ft.</b>		<b>D,F</b>	<b>\$329,900</b>
<b>Silverado</b>	<b>2784</b>	<b>Two Story</b> - 4 Bedrooms plus Open Study, 3 1/2 Baths, Master Downstairs, Front Porch, Great Room, Kitchen with Island, Covered Patio, Loft, 3 Car Garage. Can accommodate up to 6 Bedrooms	<b>B</b>	<b>\$331,900</b>
	<b>Sq. Ft.</b>		<b>D,F</b>	<b>\$333,900</b>
<b>Paradigm</b>	<b>3172</b>	<b>Two-Story</b> - 4 Bedrooms, plus open study, separate living and dining room, great room, 3 full baths and a huge loft. Can be configured up to 7 bedrooms	<b>B</b>	<b>\$334,900</b>
	<b>Sq. Ft.</b>		<b>D,F</b>	<b>\$336,900</b>

**OnQ Financial**  
Mortgages Simplified®

**Homeowners**  
FINANCIAL GROUP

"Award Winning Arizona Mortgage Banker"

**FAIRWAY**  
Lender Services Division  
PRE-APPROVAL HOTLINE 480.588.0560



**ENERGY STAR**  
AWARD 2016  
PARTNER OF THE YEAR



ALL PRICES AND FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL SQUARE FOOTAGES ARE APPROXIMATE.  
Arizona Registrar of Contractors License Number: B-042430 Fulton Homes Corporation

4/21/2017

# Exclusive Features

The price of your new Reserve Queen Creek Station Fulton Home will include the following:

## Energy-Saving and Security Features

- Natural Gas provided by Southwest Gas
- Post Tension Foundation
- Energy-saving Frame and Stucco Construction
- LP Tech Shield Radiant Barrier to reduce heat in attic
- R-19 Cellulose Wall Spray Insulation on Exterior Walls
- R-30 ceiling insulation over livable areas
- Dual Pane Vinyl Windows with Insulated Cardinal 366 Glass
- ThermaTru 8'0" Painted, Insulated, Fiberglass Entry Door with Kwikset Handleset with Deadbolt Lock
- Carrier 16 SEER Air Conditioning System with 10 year warranty
- Smart Home Ready with control and Honeywell wi-fi thermostats
- Durable Aqua-pex Plumbing System within Home
- 200 AMP Electrical Service
- Recessed Can Lighting with LED Bulbs
- Smoke and Carbon Dioxide Detectors for Family Safety
- Quick-recovery 50-gallon Gas Water Heater

## Exquisite Exteriors

- Three Architecturally Designed Front Elevations with Coach Lights
- Stucco is paint sprayed and back-rolled for complete coverage
- Front Porch and Covered Patio with Stucco Columns
- Durable Masonry Block Perimeter Fence
- Wrought Iron Gate with Composite Wood Slats
- Painted and finished garage
- Woodgrain Textured Steel Garage Door with Raised Panels and Windows per Elevation
- LiftMaster Garage Door Opener with MyQ Technology
- Weatherproof Exterior Electrical Outlets per Plan
- Belgard Brick Pavers on Driveways and Entry Walks
- PVC Sleeve under Driveway for Future Sprinklers
- Two Exterior Hose Bibs

## Impressive Interiors

- 9'0" Ceilings throughout
- Rounded Drywall Corners including Windows
- Jeld-Wen 6-panel 8'0" Interior Doors with Kwikset Lever Interior Door Hardware
- 3-1/4" Baseboards with 2-1/4" Door Casings
- Walk-in Master Closets with high/low clothes rods
- Upgraded Carpeting by Shaw Industries
- 18" Ceramic Tile at Foyer, Kitchen, Laundry Room, and Bathrooms
- Ceiling Fans with Light Kits in Bedrooms, Den/Study, Loft, and Family/Great Room
- 2" Faux Wood Blinds on All Windows (except Small Accent Windows)

- OnQ 28" Structured Wire Panel Package includes 6 TV/Cable/Voice/Data/Phone Outlets of your choice
- Two-Tone Sherwin Williams Interior Paint
- Laundry Room Wellborn Hampton Maple Base Cabinet (per Plan) and 36" Upper Cabinets over Washer/Dryer
- Mission Style Painted Stair Railings

## Luxurious Bathrooms

- Sterling Vikrell Tub with Cultured Marble Surrounds in all Bathrooms. Tub and Shower per Plan.
- 48" high Panoramic Plate Glass mirrors
- Moen Faucets in All Baths
- Cultured Marble Vanity with Chamfer Edge
- Medicine Cabinets with Frameless, Mirrored Doors & Adjustable Shelves
- Elongated, Low-Flush Toilets

## Chef Kitchen

- 3 CM Granite Slab Countertops with Choice of 2 Edges
- Stainless Steel Sink with Double Equal Bowls
- Moen One-handle Low Arc Pullout Faucet
- Wellborn Hampton Maple with 36" Upper Cabinets
- GE 30" Electric Smooth Top, Self-Cleaning Range, Over-the-Range Microwave, and Energy Star Dishwasher
- Dual Energy with Gas and Electric at Range and Dryer
- 1/3 Horsepower Garbage disposal
- Pre-plumbed for Ice Maker, Reverse Osmosis and Soft Water

## Optional Features

Some of the more popular options to customize your home include:

- Upgraded appliances by GE, GE Profile, GE Monogram, Bertazzoni or Viking
- Tile, Travertine, Stone, or Hardwood Flooring
- Cabinets by Karmen and Timberlake
- Quartz, Granite or Ceramic Tile Countertops
- Bathroom Vanities with Graniterra, Marbella, Granite, or Quartz
- Fireplaces and Entertainment Centers
- Home Theaters, Central Vacuum and Security Systems
- Honeywell Wi-Fi Thermostats, Air Cleaner, or UV Air Purifier
- Square Drywall Corners for a more modern look
- Designer Window Coverings
- Decorator Interior Wainscoting
- Home Automation
- Soft Water and Reverse Osmosis Systems
- Garage Cabinet Systems & Garage Floor Coatings
- Designer Lighting by Kichler, Maxim and Minka
- Upgraded Ceiling Fans by Kichler and MinkaAire
- Designer Framed Mirrors in Bathrooms
- Additional Pavers, Barbecues, and Water Features

Please see your sales associate or Fulton Homes Design Center about our exciting optional features.



***The above features and options are preliminary only. They are subject to change. See your sales associate for details.***

Improvements or changes in products and designs may result in Fulton Homes altering, without notice and obligation, any of the above features or specifications, striving always to provide you with the best amenity value possible.

L40-Reserve 12-29-16



You're Proud to Own. We're Proud to Build

*Peninsula at*



**QUEEN CREEK  
STATION**

Sales Associates:

**Tom Lacher**  
**Hal Beebe**

**480-883-3865**

On Ellsworth Road just north of Rittenhouse

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

Hours  
10:00 to 6:00  
Daily

<b>Belmont</b>	2741	<b>Single Story</b> – 4 Bedrooms, split master, Open Study, 3 Baths, Great Room	B \$352,900
	Square Feet	3 Car Garage, Front Porch, Covered Patio, Walk in Pantry, Front Courtyard	D/F \$354,900
<b>Palo Alto</b>	2714	<b>Single Story</b> – 4 Bedrooms, Open Study, 3.5 Baths, Great Room Living and Dining Room,	B \$366,900
	Square Feet	3 Car Garage, Side Courtyard, Front Porch, Covered patio, kitchen with island and and walk in pantry	D/F \$368,900
<b>Burlingame</b>	2726	<b>Single Story</b> – 4 Bedrooms plus open study, 3 Baths, Great Room	B \$367,900
Model 2	Square Feet	Room, Living and Dining Room, 4 Car Garage, Split Master, Front Porch, Covered Patio, Walk in pantry	D/F \$369,900
<b>Atherton</b>	2882	<b>Single Story</b> – 4 Bedrooms, split master, Open Study, 3 Baths, Great Room, Dining Room	B \$369,900
Model 1	Square Feet	3 Car Garage, Front Porch, Covered Patio, Walk in Pantry, Front Courtyard	D/F \$371,900
<b>Hillsborough</b>	3376	<b>Two Story</b> - 4 Bedrooms, 3 baths, great room, dining room, loft, study	B \$389,900
	Square Feet	4 Car Garage, Front Porch, Covered Patio, Walk in Pantry	D/F \$391,900
<b>San Carlos</b>	3443	<b>Two Story</b> -4 bedrooms plus open study, 2 1/2 baths, Master Downstairs, Covered Patio, Great Room, Dining Room, Open Study, 4 Car Garage, Loft, Can be expanded with bedrooms 7 and 8 and 3960 Sq. Ft.	B \$397,900
	Square feet		D/F \$399,900
<b>Los Gatos</b>	3914	<b>Two Story</b> -4 bedrooms, Den, 2 1/2 baths, Living and Dining room, Family Room, Mud Room	B \$408,900
Model 3	Square Feet	Front Porch, Covered patio, Loft, Walk in Pantry, 4 Car Split Garage, Can be expanded to 4226 Sq. Ft.	D/F \$410,900
<b>Woodside</b>	4204	<b>Two Story</b> -5 bedrooms, Den , Loft, 3.5 baths, Living and Dining room, Family Room, 4 Car Garage, Walk in Pantry, Front Porch, Covered Patio, Can accommodate 8 Bedrooms with 4404 square feet	B \$435,900
	Square Feet		D/F \$437,900

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**Homeowners FINANCIAL GROUP**   
"Award Winning Arizona Mortgage Banker"

**FAIRWAY**  
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PRE-APPROVAL HOTLINE 480.588.0560



4/21/2017

Arizona Registrar of Contractors License Number B-042430 Fulton Homes Corporation

# Exclusive Features

The price of your new Peninsula Queen Creek Station Fulton Home will include the following:

## Energy-Saving and Security Features

- Natural Gas provided by Southwest Gas
- Post Tension Foundation
- Energy-saving Frame and Stucco Construction
- LP Tech Shield Radiant Barrier to reduce heat in attic
- R-19 Cellulose Wall Spray Insulation on Exterior Walls
- R-30 ceiling insulation over livable areas
- Dual Pane Vinyl Windows with Insulated Cardinal 366 Glass
- ThermaTru 8' Painted, Insulated, Fiberglass Entry Door with Kwikset Handleset with Deadbolt Lock
- Carrier 16 SEER Air Conditioning System with 10 year warranty
- Smart Home Ready with control and Honeywell wi-fi thermostats
- Durable Aqua-pex Plumbing System within Home
- 200 AMP Electrical Service
- Recessed Can Lighting with LED Bulbs
- Smoke and Carbon Dioxide Detectors for Family Safety
- Quick-recovery 50-gallon Gas Water Heater

## Exquisite Exteriors

- Three Architecturally Designed Front Elevations with Coach Lights
- Stucco is paint sprayed and back-rolled for complete coverage
- Front Porch, Courtyard (per Plan), and Covered Patio with Stucco Columns
- Durable Masonry Block Perimeter Fence
- Wrought Iron Gate with Composite Wood Slats
- Painted and finished garage
- Woodgrain Textured Steel Garage Door with Raised Panels and Windows per Elevation
- LiftMaster Garage Door Opener with MyQ Technology
- Weatherproof Exterior Electrical Outlets per Plan
- Belgard Brick Pavers on Driveways and Entry Walks
- PVC Sleeve under Driveway for Future Sprinklers
- Two Exterior Hose Bibs

## Impressive Interiors

- 10'0" Ceilings throughout single story plans and 9'0" Ceilings on two-story plans
- Rounded Drywall Corners including Windows
- Jeld-Wen 6-panel 8'0" Interior Doors with Kwikset Lever Interior Door Hardware
- 4-1/4" Baseboards with 2-3/4" Door Casings
- Walk-in Master Closets with high/low clothes rods
- Upgraded Carpeting by Shaw Industries
- 18" Ceramic Tile at Foyer, Kitchen, Laundry Room, and Bathrooms
- Ceiling Fans with Light Kits in Bedrooms, Den/Study, Loft, and Family/Great Room
- 2" Faux Wood Blinds on All Windows (except Small Accent Windows)
- OnQ 28" Structured Wire Panel Package includes 6 TV/Cable/Voice/Data/Phone Outlets of your choice
- Two-Tone Sherwin Williams Interior Paint

- Laundry Room Wellborn Hampton Maple Base Cabinet (per Plan) with Sink and 36" Upper Cabinets over Washer/Dryer
- Mission Style Painted Stair Railings

## Luxurious Bathrooms

- 6'0" Cultured Marble Tub with 48" Cultured Marble Shower, and Cultured Marble Shower Surrounds in Master Bathroom
- Sterling Vikrell Tub with Cultured Marble Surrounds in all Secondary Bathrooms
- Cultured Marble Vanity with Chamfer Edge.
- Adult Height Vanity at Master Bath (per Plan)
- 48" high Panoramic Plate Glass mirrors
- Moen Faucets in All Baths
- Medicine Cabinets with Frameless, Mirrored Doors & Adjustable Shelves
- Elongated, Low-Flush Toilets

## Chef Kitchen

- 3 CM Granite Slab Countertops with Choice of 2 Edges
- Stainless Steel Sink with Double Equal Bowls
- Moen One-handle Low Arc Pullout Faucet
- Wellborn Hampton Maple with 36" Upper Cabinets
- Gourmet Kitchen Package with GE 36" Electric Glass Cooktop, GE Single Wall Oven, Microwave, Range Hood, and Tall Tub Energy Star Dishwasher
- Dual Energy with Gas and Electric at Cooktop & Dryer
- 1/3 Horsepower Garbage disposal
- Pre-plumbed for Ice Maker, Reverse Osmosis and Soft Water

## Optional Features

Some of the more popular options to customize your home include:

- Upgraded appliances by GE, GE Profile, GE Monogram, Bertazzoni or Viking
- Tile, Travertine, Stone, or Hardwood Flooring
- Cabinets by Karmen and Timberlake
- Quartz, Granite or Ceramic Tile Countertops
- Bathroom Vanities with Graniterra, Marbella, Granite, or Quartz
- Fireplaces and Entertainment Centers
- Home Theaters, Central Vacuum and Security Systems
- Honeywell Wi-Fi Thermostats, Air Cleaner, or UV Air Purifier
- Square Drywall Corners for a more modern look
- Designer Window Coverings
- Decorator Interior Wainscoting
- Home Automation
- Soft Water and Reverse Osmosis Systems
- Garage Cabinet Systems & Garage Floor Coatings
- Designer Lighting by Kichler, Maxim and Minka
- Upgraded Ceiling Fans by Kichler and MinkaAire
- Designer Framed Mirrors in Bathrooms
- Additional Pavers, Barbecues, and Water Features

Please see your sales associate or Fulton Homes Design Center about our exciting optional features.



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L55-Peninsula 12-29-16

# Discover Indoor airPLUS Homes

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DESIGNED AND BUILT FOR  
IMPROVED INDOOR AIR QUALITY  
AND ENERGY EFFICIENCY

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**FULTON HOMES**

*You're Proud To Own, We're Proud To Build!*



## We Build Indoor airPLUS Homes for Your Health and Happiness

We're committed to offering you a safe, comfortable, energy-efficient home that meets some of the highest standards in the industry. In addition to being inspected and labeled to the Indoor airPLUS specifications, our homes meet all the requirements of the ENERGY STAR® Certified Homes Program. To learn more about what goes into your new home, talk with your sales associate or visit [www.epa.gov/indoorairplus](http://www.epa.gov/indoorairplus).



**FULTON HOMES**  
*You're Proud To Own, We're Proud To Build!*

# BREATHE EASY IN YOUR NEW HOME

We know that a home is more than just a roof over your head. A home is a family's sanctuary from the hustle and bustle of the outside world. A home is where many of the most important moments in life happen—preparing and sharing meals with family and friends, tucking children into bed, snuggling on the couch to watch a movie.

That's why we partnered with the Environmental Protection Agency's (EPA) Indoor airPLUS and ENERGY STAR programs. Our homes are designed and built for improved indoor air quality and energy efficiency. The Indoor airPLUS label includes construction features to protect homes from airborne contaminants. These features stop air pollutants at the source and properly seal and ventilate the home.

To give you added peace of mind, our homes' indoor air quality features are verified by an independent third-party inspector to ensure they have met all of EPA's rigorous guidelines for energy efficiency and indoor air quality. Please leaf through the booklet to learn more about the benefits your family will enjoy when you live in an Indoor airPLUS-labeled home.

Breathe easy knowing your new home has earned the government-backed labels for unparalleled energy efficiency, comfort, durability, indoor air quality, and peace of mind.

**FULTON HOMES**  
You're Proud To Own, We're Proud To Build!



## MOLDS & ALLERGENS

Air and dust in homes often contain molds and allergens that can affect the health of your family. Moisture that remains in the home after cooking and bathing can lead to mold growth. Mold, pollen, pet dander, and pest droppings can trigger allergic reactions.



46% OF HOMES HAVE HIGH ALLERGEN LEVELS.



WHEN INDOOR RELATIVE HUMIDITY LEVELS EXCEED 50%, HOMES ARE MORE LIKELY TO HAVE DUST MITES AND MOLD.



ABOUT 1 IN 10 HOUSEHOLDS REPORT EVIDENCE OF RODENTS OR COCKROACHES IN THEIR HOMES.



## Why Indoor airPLUS Matters

Feel better in your Indoor airPLUS-labeled home with features that reduce molds and allergens by:

- Properly ventilating kitchens, baths, and dryers to reduce moisture and other contaminants.
- Focusing on sealing entry points around your basement, roof, walls, and windows so water and pests don't come in.
- Providing properly sized ventilation systems with filtration for the whole home to reduce allergens and irritants while providing fresh air.

## RADON GAS

Radon is a radioactive gas that comes from rocks below the soil. All parts of the United States have radon in the soil, but some areas are at higher risk because of the local geology. Radon can enter a home through cracks or openings in the foundation. If a home is not properly sealed and ventilated, radon can build up in your indoor air and increase your chance of developing lung cancer.



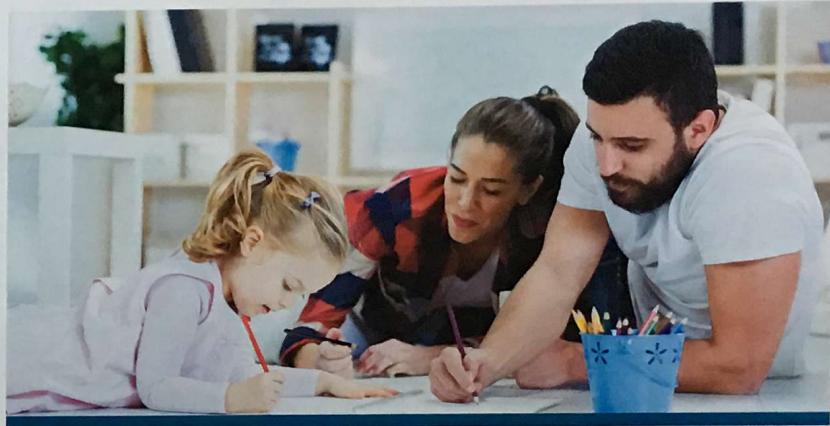
ONE OUT OF 15 HOMES HAS HIGH RADON LEVELS.



RADON EXPOSURE IS THE SECOND LEADING CAUSE OF LUNG CANCER IN THE U.S. BEHIND TOBACCO SMOKE.



ABOUT 21,000 PEOPLE DIE FROM RADON-INDUCED LUNG CANCER EVERY YEAR, WHICH IS MORE THAN THE TOTAL NUMBER OF DEATHS FROM OTHER HOUSEHOLD DANGERS LIKE FALLS, FIRES, DROWNINGS, OR ACCIDENTAL POISONINGS.



## An Indoor airPLUS Home Protects Your Family

Our homes are built following radon-resistant construction techniques in areas with high radon potential. They include:

- Installing a barrier system beneath the floor to direct radon away from your home while reducing moisture infiltration.
- Sealing all entry points around your foundation, basement floor, and/or crawlspace.
- Installing a vent pipe in the foundation to vent away radon.

## VOLATILE ORGANIC COMPOUNDS

Volatile organic compounds (VOCs), such as formaldehyde, are found in building products like composite wood, paints and varnishes, flooring, and adhesives. They are also found in consumer products like cosmetics, cleaning products, and air fresheners. VOCs can cause eye, nose, and throat irritation, headaches, or—after extended exposure—cancer and organ damage.



VOC LEVELS CAN BE 2-5 TIMES HIGHER  
INDOORS THAN OUTDOORS.



DURING AND IMMEDIATELY AFTER CERTAIN  
ACTIVITIES, SUCH AS CLEANING OR  
PAINTING, VOC LEVELS MAY BE 100 TIMES  
BACKGROUND OUTDOOR LEVELS.



SOME VOCs ARE ODOROUS AND SOME ARE  
SUSPECTED CAUSES OF ADVERSE HEALTH  
EFFECTS. THE SUSPECTED HEALTH EFFECTS  
INCLUDE SENSORY IRRITATION SYMPTOMS,  
ALLERGIES AND ASTHMA, NEUROLOGICAL  
AND LIVER TOXICITY, AND CANCER.



## Why Indoor airPLUS Matters

Our homes reduce exposure to VOCs by:

- Installing low-formaldehyde wood products.
- Using certified low-VOC paints and adhesives.
- Sealing off the home from any attached garage to protect occupants from auto exhaust, stored chemicals, and other pollutants.
- Ventilating the home before occupancy.

## WATER INTRUSION

Wet basements and crawlspaces can be breeding grounds for mold, bacteria, insects, and other pests. Prolonged moisture accumulation and dampness can lead to structural problems like wood rot. Dampness is also associated with respiratory illness and asthma symptoms.



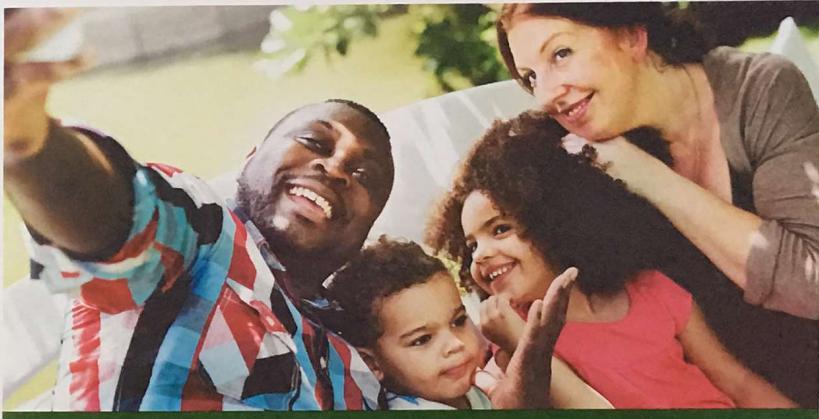
EXPOSURE TO DAMPNESS AND MOLD  
INCREASE THE RISK OF RESPIRATORY  
SYMPTOMS BY 30-50%.



9% OF OWNER-OCCUPIED HOMES HAVE  
HAD WATER INTRUSION FROM THE  
OUTSIDE IN THE PAST 12 MONTHS.



SEVERAL INCHES OF WATER IN A BASEMENT  
CAN COST \$10,000 OR MORE TO REPAIR  
MOISTURE DAMAGE AND PREVENT MOLD.



## Why Indoor airPLUS Matters

Our homes are built to reduce water intrusion by:

- Preparing the site with a layer of sand or aggregate below the concrete slab for better drainage.
- Damp-proofing and waterproofing exterior walls that are below grade.
- Installing a drain or sump pump in the basement/crawl space to remove water.
- Properly affixing gutters, downspouts, and other controls to direct water away from the home.

## COMBUSTION POLLUTANTS/ CARBON MONOXIDE

Fuel burning heating systems, cook stoves, and other appliances, as well as vehicles found in garages, generate combustion pollutants that can contaminate indoor air. A particularly dangerous combustion pollutant is carbon monoxide. Carbon monoxide is an odorless, tasteless gas that causes headaches and fatigue and can be fatal at very high levels. Ongoing research shows that combustion pollutants are related to many negative health effects, including cardiovascular and respiratory diseases.



CARBON MONOXIDE (EXCLUDING FIRES)  
KILLS 430 PEOPLE IN THE U.S. PER YEAR.



FINE PARTICULATES FROM COMBUSTION  
CAN ENTER LUNGS AND CAUSE RESPIRATORY  
PROBLEMS SUCH AS COUGHING AND WHEEZING.



THOUSANDS OF OLDER ADULTS DIE  
PREMATURELY EACH YEAR BECAUSE OF  
EXPOSURE TO FINE PARTICLES.



## Why Indoor airPLUS Matters

Breathe easier in your new home. It was built to reduce exposure to combustion by-products by:

- Installing exhaust venting so pollutants from all combustion equipment, such as furnaces and cook stoves, are vented to the outside.
- Sealing off the home from any attached garage to protect you from combustion by-products.
- Assuring that no air-handling equipment or ducts that supply the home with fresh air are located in the garage.

# You Can Trust Indoor airPLUS

**Indoor airPLUS Qualified Home**

This home built at  
**123 Main St.**

was verified by  
**A Certified Home Energy Rater**

to meet Indoor airPLUS construction specifications as established  
by the  
U.S. Environmental Protection Agency.

 **EPA Indoor airPLUS**  
QUALIFIED HOME

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

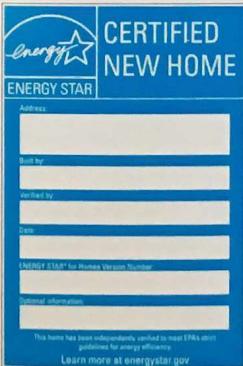
January 1, 2016

**Indoor airPLUS Features**

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Low Emission Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit [www.epa.gov/indoorairplus](http://www.epa.gov/indoorairplus).

To give you added peace of mind, our homes' indoor air quality features are verified by an independent third-party inspector to ensure they have met all of EPA's rigorous guidelines for energy efficiency and indoor air quality.





# ATTENTION TO DETAIL: ROOM BY ROOM

To earn the Indoor airPLUS label, we design and construct features to help protect your home from moisture and mold, pests, combustion gases, and other airborne pollutants.

Before our homes officially earn the Indoor airPLUS label, they are inspected by an independent third party to ensure compliance with EPA's rigorous guidelines and specifications.

Breathe easy knowing your family's air is protected throughout your home. From bedroom to bathroom, from kitchen to family room, your family's comfort and health are important to us.

HOMES MAY CONTAIN MATERIALS WITH UNKNOWN LEVELS OF VOCs.

These VOCs can off-gas into the indoor air and cause eye and lung irritation and other health effects.

OTHER HOMES MAY HAVE UNVENTED SPACE HEATERS OR FIREPLACES THAT ARE NOT PROPERLY VENTED TO THE OUTSIDE.

These fuel-burning sources can produce carbon monoxide, which is potentially deadly.



## The Family Room

Making memories in comfort and in a healthy indoor environment.

- For your home's carpets, hardwood floors, paints, and finishes, we have selected materials that meet independent low-emission standards and certifications.
- If your home has a fireplace, rest assured that it is properly vented and supplied with adequate combustion air.

OTHER HOMES MAY HAVE HIGH RELATIVE HUMIDITY LEVELS THAT SUPPORT DUST MITES.

46% of U.S. homes have bedding with dust mite allergen levels that could trigger an asthma attack.

HOMES WITHOUT CARBON MONOXIDE (CO) ALARMS LEAVE OCCUPANTS VULNERABLE IF SOMETHING GOES WRONG, ALLOWING THE DEADLY GAS TO COLLECT IN LIVING AREAS.

Over 20,000 people end up in emergency departments each year from unintentional CO poisoning.



## The Bedroom

Rest easy knowing your home has additional protections from invisible risks.

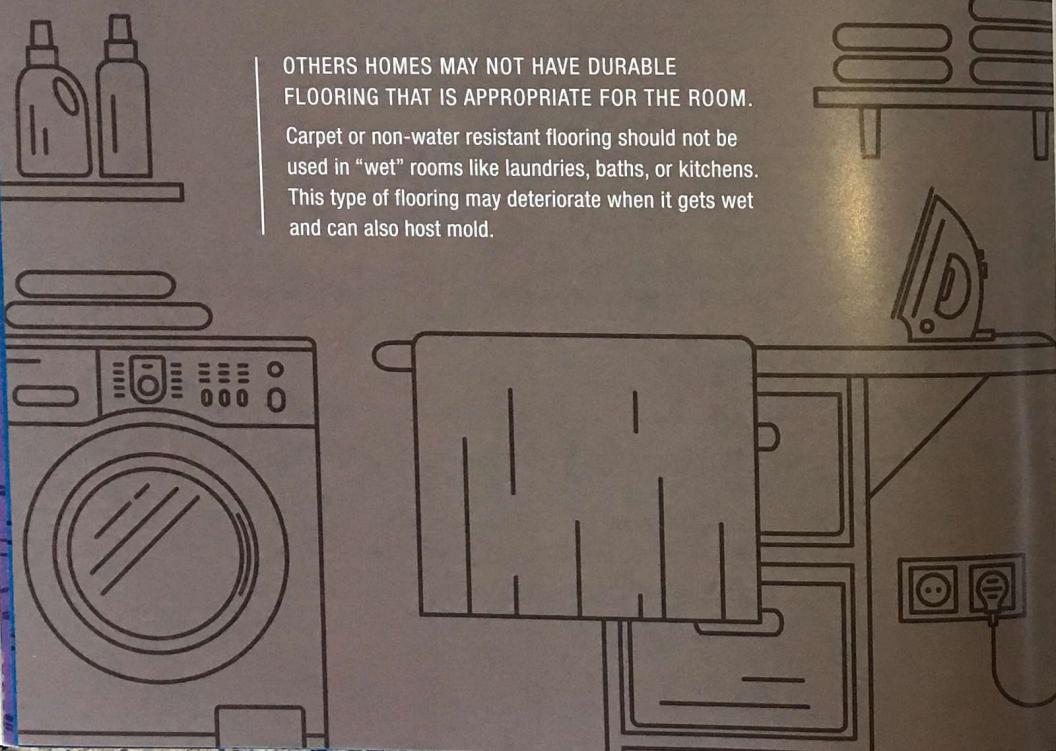
- Your cooling equipment has been properly sized and selected to manage your home's humidity levels.
- Your home has been designed to minimize potential sources of combustion pollutants and has carbon monoxide alarms located in the central vicinity of each sleeping area.

DRYER VENTS ARE NOT ALWAYS PROPERLY INSTALLED OR VENTED TO THE OUTSIDE IN OTHER HOMES.

Dryers that do not vent to the outside create damp, musty laundry areas.

OTHERS HOMES MAY NOT HAVE DURABLE FLOORING THAT IS APPROPRIATE FOR THE ROOM.

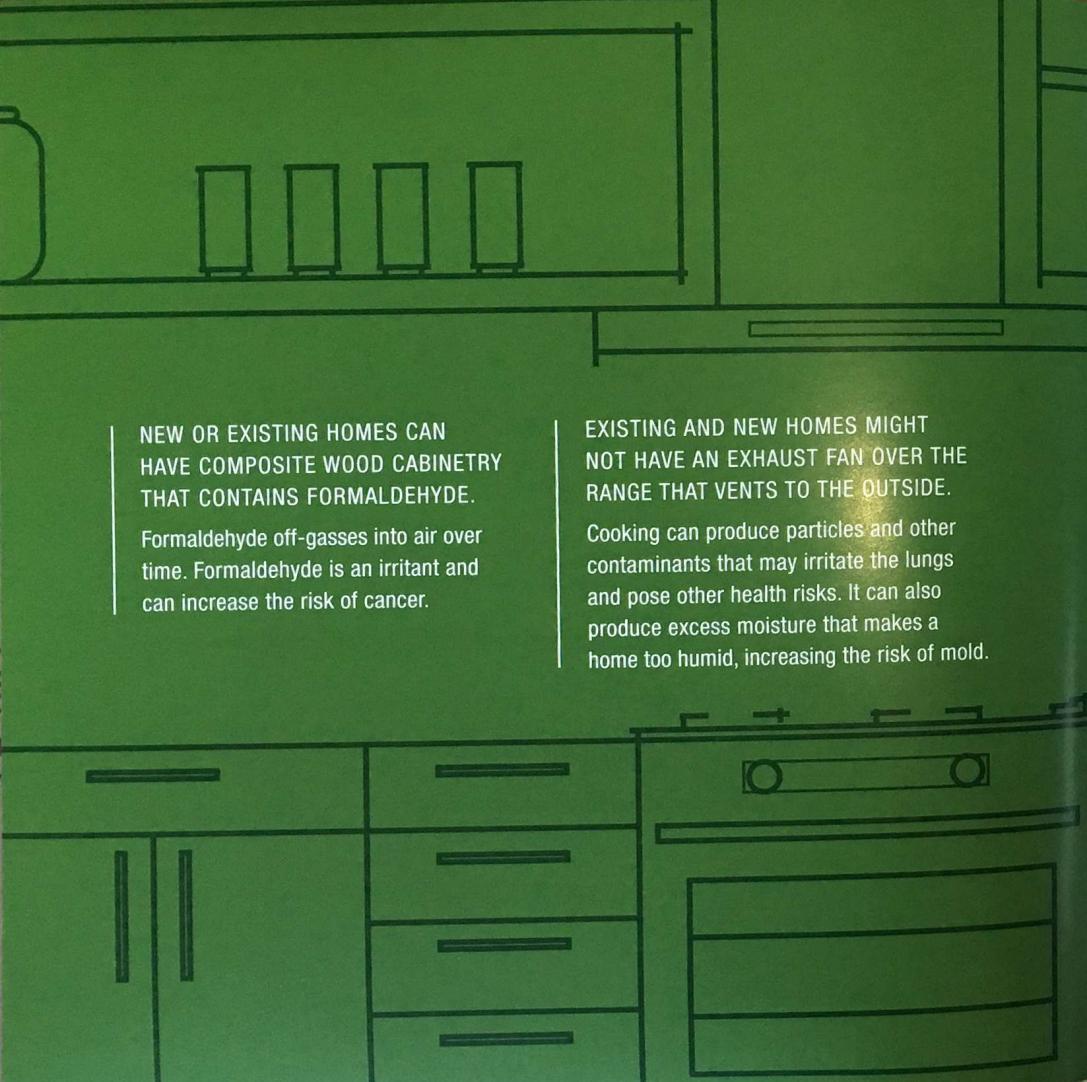
Carpet or non-water resistant flooring should not be used in "wet" rooms like laundries, baths, or kitchens. This type of flooring may deteriorate when it gets wet and can also host mold.



## The Laundry Room

Know that you are breathing fresh air while doing your chores.

- Your home has water-resistant flooring in the laundry room, as well as the kitchen, baths, and entryways.
- The dryer vent is properly installed and vented to the outside of the home.



NEW OR EXISTING HOMES CAN HAVE COMPOSITE WOOD CABINETRY THAT CONTAINS FORMALDEHYDE.

Formaldehyde off-gasses into air over time. Formaldehyde is an irritant and can increase the risk of cancer.

EXISTING AND NEW HOMES MIGHT NOT HAVE AN EXHAUST FAN OVER THE RANGE THAT VENTS TO THE OUTSIDE.

Cooking can produce particles and other contaminants that may irritate the lungs and pose other health risks. It can also produce excess moisture that makes a home too humid, increasing the risk of mold.



## The Kitchen

**Before you take your first bite, healthy meals start with the air you breathe.**

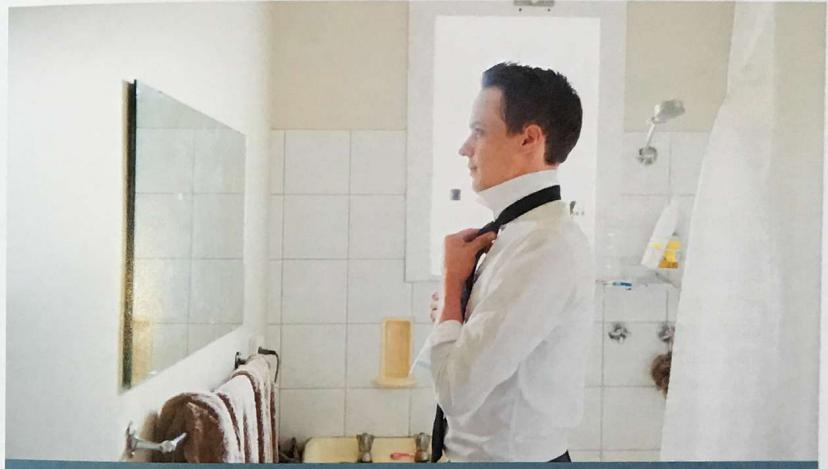
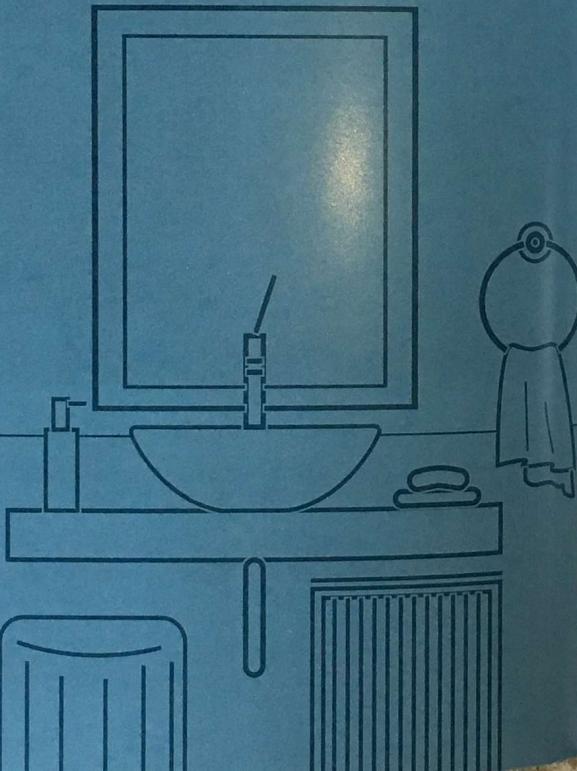
- If your home will have composite wood cabinetry, your Indoor airPLUS home will provide cabinets certified to have low levels of formaldehyde.
- Your Indoor airPLUS home will provide exhaust fans in the kitchen and each bathroom. These fans are vented to the outdoors, meeting national ventilation standards.

WHEN YOU STEP OUT OF YOUR SHOWER OR BATH, AND YOU FEEL THE TEMPERATE AIR COMING FROM YOUR VENT, DO YOU KNOW WHAT ELSE IS COMING OUT?

If the ductwork has dust and debris that is mixed with damp air, mold can grow.

OTHER HOMES MAY HAVE BATHROOM WALLS CONSTRUCTED WITH BASIC PAPER-FACED DRYWALL.

When drywall gets wet in baths and other rooms prone to warm dampness, the moist paper can be a perfect breeding ground for mold.



## The Bathroom

Feel relaxed in a space designed for comfort.

- Your home has moisture-resistant materials installed behind showers and tubs.
- There are exhaust fans to remove excess moisture.
- When your home is constructed, all ductwork is verified as clean and dry. An improved air filter is installed before occupancy.

# Fulton Homes

Fulton Homes committed to build 100% of all its homes Indoor airPLUS in 2014 and has won the prestigious Indoor airPLUS leader award two years in a row. The Tempe based homebuilder has also won the Energy Star Partner of the Year award for the past two years, and is the only homebuilder in the country to win both of these awards the past two years. Fulton Homes commitment to building highly efficient and healthy homes is apparent in every home Fulton every home we build. We have been building homes for families in Arizona for over 40 years, and you'll see why You're Proud to Own. We're Proud to Build.



**FULTON HOMES**  
*You're Proud To Own, We're Proud To Build!*



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