INCLUDED FEATURES

Morningside

EFFECTIVE: 09/09/2026

Distinctive Exterior Details

- Concrete masonry construction at first floor with foam-in-place insulation
- Monolithic concrete foundation with reinforced steel designed specifically for your homesite
- Fiber cement siding (per plan)
- Dimensional, asphalt roof shingles with 30-yr. limited warranty
- Full front, back and side yards with sod
- Zoned irrigation system

Interior Craftsmanship

- PEX plumbing system
- Ventilated shelving
- Termite treatment
- 8-ft. ceilings (per plan)

Fine Finishes

- Front door hardware with dead bolt
- Textured walls and ceilings
- CRI™ Green Label Plus® certified polyester textured carpeting with cushion in multiple color choices
- Designer-selected LED fixtures
- Low-VOC interior paint in Alabaster
- 3.25-in. baseboards and 2.25-in. door casing
- **WaterSense®** labeled faucets
- 18x18 in. ceramic tile in multiple color choices at entry, kitchen, baths, laundry room and nook (per plan)

Kitchen

- Stainless steel appliances with 2-yr. warranty, including freestanding smooth-top, slide-in range, under-cabinet range hood and **ENERGY STAR® certified** built-in multicycle dishwasher
- USB receptacle to conveniently charge your devices
- 1/3 HP garbage disposal
- Recessed-panel birch 30-in. upper cabinets
- Dual-compartment, stainless steel sink
- Laminate countertops with 4-in. backsplash

Bathrooms

- Recessed-panel birch cabinets
- Extended dual-sink vanity at primary bath (per plan)
- Laminate countertops with extensive color and style choices
- Ultra low-flow toilets and **WaterSense®** labeled showerheads
- Tub/shower combination with fiberglass/polyresin surround at full baths
- Extended vanity with knee space at secondary baths (per plan)

Energy-Saving Features

- Our homes are designed to be **ENERGY STAR® certified**, delivering significant savings on utility bills when compared to used homes and supporting healthier indoor environments.
- Our **Energy Savings Comparison** demonstrates the lower monthly cost of homeownership possible with each KB home.
- Thermal Enclosure System: air sealing, quality insulation and high-performance windows to enhance comfort, reduce maintenance costs and help lower monthly utility bills
- Water Management System to help protect roofs, walls and foundations from water damage
- Radiant barrier sheathing to help reduce cooling costs by lowering attic temperatures by up to 30° F
- Exterior sheathing to provide greater resistance to moisture and air intrusion
- Heat-dispersing roof vents
- LED ceiling lights (per plan)
- 15 SEER HVAC system designed and installed to deliver more comfort, better moisture control, improved indoor air quality and quieter operation
- Replaceable premium air filter with MERV 13 rating
- Low-E, white, vinyl insulated windows with screens
- R-30 ceiling insulation
- 50-gal. hybrid electric water heater

10-Year Limited Warranty

- Our dedicated customer service team is ready to help with any questions or home repair issues.

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