FACTS & FEATURES

TWO CREEKS - The Heights 65'

DAVID WEEKLEY'S *Green* PROGRAM

- R-38 blown and R-22 batt insulation in ceilings
- R-22 insulated exterior walls assembly with multi-stage polysealant around base plates, doors, and windows to prevent air infiltration
- **Trane** 16 SEER rated air conditioning system and 92%+ natural gas furnace
- Two story homes have a zoned HVAC system allowing for individual thermostat control of the main floor and upstairs for improved comfort
- **Honeywell** digital setback thermostat(s)
- R-6 air ducts sealed with mastic compound
- All homes receive **EnergyStar** Certification
- MERV 11 pleated air filters for more efficient filtering of the air in your home
- Fresh air system connected to the HVAC system to bring in filtered outside air
- Jump ducts in all bedrooms to enhance air circulation
- Radiant Barrier roof decking for cooler attic temperature and superior energy efficiency
- **DOW** Sill Seal between slab and exterior wall plates to control moisture penetration
- Natural gas 50-gal. gas water heater; two 40-gal. with 3+ full baths
- Vinyl framed LoE^3 double-pane windows for increased insulation
- CFL light bulbs at selected locations
- Energy saving construction with each home certified under the **Environments for Living® Program Platinum Level**
- Guaranteed Heating and Cooling usage
- Third party inspections and testing during construction to ensure high energy efficiency standards are met
- **CPS Energy Smart Energy™** Builder
- Advanced Framing techniques to enhance energy efficiency and reduce construction waste

WARRANTY/VALUED CONSTRUCTION TECHNIQUES

- 10-year Home Builder's Limited Warranty, transferable upon sale of your home in the first 10 years
- Exclusive **Homeowner Portfolio** filled with information, from loan application to warranty coverage
- **"mydwhome.com"**, a customized site for Homebuyers only, which allows customers to contact their sales consultant and builder with the click of a button
- Walk-through inspection by **Quality Assurance Teams** during construction and before closing
- Third party inspections performed multiple times during construction
- Three scheduled Homebuyer Reviews with your **Personal Builder℠** during the construction of your home
- New home orientation prior to closing to ensure total customer satisfaction and understanding of how your home works
- Convenient 24-hour emergency service number
- Superior PEX plumbing system for enhanced water quality
- Post tension foundation engineered for site specific soil conditions
- 3/4" thick tongue and groove subflooring on all second levels
- Plumbed for water softener
- Convenient attic stairs, per plan
- Hometeam Taexx Pest and Termite Pre-treatment
- Advanced Framing techniques with 2x6 Exterior Walls

SAFETY FEATURES

- Gated community, providing limited access
- Full alarm system on all windows and exterior doors, with one keypad and siren
- Protective ground fault interrupter circuits
- Hard-wired smoke detectors with battery backup at all bed rooms
- Hard-wired carbon monoxide detectors adjacent to bedrooms

EXTERIOR

- Warm, richly appointed traditional elevations with David Weekley Homes' most innovative designs
- Low maintenance clay brick on four sides, per plan
- Exterior **PPG/Monarch** paint color selection
- Hand-stained hardwood front entry door with leaded glass
- **Schlage** Barcelona antique pewter finish handle set and privacy deadbolt
- LoE^3 insulated windows with tan vinyl frames; divided-light on front of home per elevation
- Low maintenance **James Hardie** fiber cement siding with a 30-year manufacturer's limited warranty
- Three-car garage (per plan), pre-wired for openers
- 6' privacy fence with one gate
- Fully landscaped front yard, uniquely designed for each home
- GAF/ELK Raised profile roofing shingles with Lifetime warranty
- Cast limestone address plate
- Ornate carriage lamp exterior lighting
- Outdoor weatherproof electrical outlets
- 10' x 10' broom finish rear patio
- Two exterior hose bibs for convenience

INTERIOR

- Raised ceilings, providing added character to individual rooms
- Spacious 9' or 10' ceilings on first level of two-story homes, per plan; 10' ceilings throughout single-story homes
- Rounded sheetrock corners (except windows)
- Monterey drag textured ceilings and walls
- Unique plant ledges and art niches, per plan
- Waterfall style stairway with stained handrails and newels, and painted balusters

➡ (Over)

FACTS & FEATURES

PEACE OF MIND

- 3 cm natural granite countertops in all bathrooms
- 3 1/2" casing and 5 1/4" basboard
- Recessed panel interior doors with **Schlage** Torino antique pewter hardware levers
- Cozy **Heat & Glo** 42" wide direct vent, natural gas fireplace with tile surround and custom wood mantle
- Crown molding at top of columns, entry, dining room and formal living room
- Elegant pedestal sink and decorative oval mirror in powder bath
- **Moen** Eva high arc spout and two-handle brushed nickel fixtures in all baths
- **Moen** Posi-Temp pressure balancing shower valves
- Elongated commodes in master and powder baths
- Choice of Oak or Maple cabinets in all full baths, enhanced height vanity in master bath, standard height vanity in secondary baths, and a medicine cabinet
- Hand laid ceramic tile floor in entryway, kitchen/breakfast area,utility room and all baths
- Carpet in decorator colors with 1/2" rebond pad
- Large utility room with shelves, per plan
- Decorative lighting package; recessed can lights in \ kitchen, per plan
- Reversible 5-blade ceiling fan with light kit in Owner's Retreat and family room
- Blocked and wired for ceiling fans in all secondary bed rooms
- High tech CAT 5e telephone wiring, kitchen and two additional locations
- High tech RG6 Quad-Shielded cable TV in three locations
- Media outlet in Family room and Master bedroom

KITCHEN

- 3cm natural **granite** countertops with square edge
- Stainless steel undermount sink and **Moen** Camerist classic stainless steel single lever pull out spout with integral spray
- **GE** black appliance package which includes:
  - Smooth electric cooktop
  - Self-cleaning, built-in oven
  - Microwave with carousel
  - Dishwasher with QuietPower™ III sound package
- Choice of Oak or Maple cabinets with 42" uppers and crown molding
- Hand-laid ceramic tile flooring, various styles and sizes
- Ceramic tile backsplash, wide range of design choices and colors
- Elegant recessed can lighting to accent work surfaces, per plan
- Walk-in pantry, per plan
- Icemaker line to refrigerator
- Conveniently located electrical outlets

OWNER'S RETREAT/MASTER BATH

- Spacious, private Owner's Retreat
- Large walk-in closet
- Reversible 5-blade ceiling fan with light kit
- Enhanced height vanity cabinet(s) and a medicine cabinet
- 3 cm natural granite vanities with two sinks
- Polished edge mirrors with decorative lighting, per plan
- **Moen** Eva high arc spout and two-handle brushed nickel fixtures
- 60" acrylic oval garden tub with 12" x 12" tile splash and deck
- Separate, enclosed shower with 12" x 12" tiled walls and glass door with brushed nickel trim
- Ceramic floor tile in dressing area and commode area.
- Private water closet with elongated commode
- Spacious linen closets, per plan

PERSONALIZED SELECTIONS/ CUSTOM CHOICES

- Every David Weekley home comes with the opportunity to select from a long list of special upgrades and options, allowing you to further personalize your home based on your lifestyle and needs
- Personal consultation with professional interior decorator
- Flexspace options
- Exterior brick and **PPG/Monarch** paint color selections and options
- **PPG/Monarch** interior paint selections and options
- Ceramic tile in entryway, fireplace surround, kitchen/breakfast area, kitchen backsplash, utility room, and all baths, per plan
- Cabinet wood and stain selection
- Luxurious carpet in decorator colors

PEACE OF MIND

- Winner of The Triple Crown of American Home Building:
  Professional Builder - "The National Housing Quality Award"
  Builder Magazine - "America's Best Builder"
  Professional Builder - "National Builder of the Year"
- Featured in an exciting 12-week home building series on NBC Today, "Today Builds a House"
- Ranked highest in Customer Satisfaction with new home builders in San Antonio in 2010 and in other years in Austin, Dallas, Tampa and Orlando by JD Power and Associates
- The only homebuilder to be included seven years in FOR TUNE® Magazine's "100 Best Companies to Work For"
- Sound company with over 30 years home building experience
- Over 381 design awards and counting...
- Our ultimate goal is your "definite recommendation" to family and friends!

- ***Competitive financing from Priority Home Mortga***

ENVIRONMENTS FOR *Living*®

ENERGY STAR PARTNER

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