

## FACTS & FEATURES

# MUELLER ROW HOMES

### THE WEEKLEY WAY

- Over 4 decades of homebuilding experience
- Over 80,000 happy homeowners
- All David Weekley homes are backed with a national 10-year Homebuyers Protection Plan
- Multilevel, top rated warranty program to assure complete customer satisfaction after you move into your new home
- **PERSONAL BUILDER**<sup>SM</sup> program with weekly updates
- 3 scheduled Homebuyer Meetings with your **Personal Builder** during the construction process of your home
- "**MYDWHOME.COM**", a private website exclusively for David Weekley Homebuyers that allows our Customers to check the construction status of their new home, view photos and contact their Sales Consultant and **Personal Builder** with the click of a button
- Exclusive **HOMEOWNER PORTFOLIO** to assist you in your home owning experience
- Award-winning Design Center with thousands of Custom Choices<sup>TM</sup> to browse through, touch and feel
- Professional interior designers available to assist you with all your selections and help make your dream home a reality
- New home orientation prior to closing to assure total Customer Satisfaction and understanding of how your home works
- Final Homebuyer Meeting with your Warranty Service Representative after closing on your home
- Ranked highest in Customer Satisfaction 4 times with new home builders in Austin by **J.D. POWER and ASSOCIATES**
- 10 time winner of **FORTUNE** Magazine's "100 Best Companies to Work For<sup>®</sup>"
- 2 time winner of **PROFESSIONAL BUILDER** magazine's "Builder of the Year"
- Ranked Largest Private Home Builder in America by **BUILDER** magazine
- 1st recipient of the "NATIONAL HOUSING QUALITY AWARD"
- Chosen as the builder for the **TODAY** show series "TODAY Builds a House"
- Winner of the **GREATER AUSTIN CHAMBER OF COMMERCE** annual business awards for **Commitment to Community** in 2005 & 2008 and excellence in **Customer Service** in 2005
- 3 time winner of the Austin Homebuilder Association's **GRAND MAX** Award
- **J.D. Power and ASSOCIATES** 2012 Customer Service Champion
- Over 671 design awards and counting...

### DAVID WEEKLEY ENERGYSAVER PROGRAM

- Energy saving construction with each home certified under the **Environments for Living** Diamond Program
- Guaranteed Heating and Cooling usage
- 3 Star Austin Energy Green Building
- Each home extensively tested by third party companies to ensure efficient heating and cooling

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### DAVID WEEKLEY ENERGYSAVER PROGRAM (cont.)

- Individually certified HERS score for peace of mind
- Advanced Framing techniques greatly enhance energy efficiency which results in substantial energy cost savings and puts money back in your pocket
- **TECHSHIELD** radiant barrier roof decking for a cooler attic and lower AC bills
- Vinyl Low E 3 solar reflective double pane insulated windows let the light in but keeps the heat out, lowering energy usage
- High efficiency **CARRIER** 16 SEER air conditioning system with **PURON** refrigerant
- Programmable thermostats
- Zoned gas heating and cooling on all homes to maximize comfort
- **APRILAIRE** ventilation control system provides fresh, filtered air in the home by replacing old, stale air
- **APRILAIRE 4"** pleated MERV-11 filtration at each A/C unit to clean air more efficiently
- Jump ducts to equalize air pressure and maintain even temperatures throughout home
- Tankless water heater
- Smoke and carbon monoxide detectors at all sleeping areas hard-wired, with battery backup for additional protection
- CFL bulbs throughout 95% of the home
- **Energy Star SEAGULL 52"** reversible ceiling fans included in the family room, study, master bedroom & retreat, per plan
- R-38 blown insulation in accessible ceilings and R-22 batt in sloped areas
- R-22 exterior walls assembly including R-19 assembly behind stucco
- R-3 **DOW Residential Sheathing** behind brick and siding
- **DOW Residential Sheathing** to control moisture and provide added insulation
- **DOW SILL SEAL** on first floor exterior walls to help prevent water infiltration
- Multi-stage polysealant around base plates, doors, and windows to prevent air infiltration and lower energy costs

### VALUED CONSTRUCTION

- Advanced Framing techniques for enhanced structural integrity with 2x6 Exterior Walls
- Post-Tension foundation engineered for site specific soil conditions
- Treated bottom plates on interior and exterior walls of first floor to help protect against termite or water damage
- Non-corrosive water piping for enhanced water quality
- Wind shear braces on all exterior walls
- 3/4" tongue and groove subflooring secured by glue & ring shanked nails to minimize floor squeaks
- All tub and shower walls constructed with a layered water barrier system
- Hardibacker with waterproofing membrane behind tub &/or shower areas
- Copper wiring with aluminum subfeeds
- Insulated hot water lines
- Wiring and plumbing to accommodate an electric dryer or gas dryer

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### ATTRACTIVE EXTERIORS

- Urban exteriors with prestigious appearance
- Brick and stone, per plan
- Vinyl Low E 3 solar reflective double pane windows throughout the home
- Premium GAF/ELK Timberline Lifetime Natural Shadow shingles
- Durable JAMES HARDIE masonry siding and soffit
- Full gutters to aid in diverting water away from your home
- Two car garage with steel door & opener, per plan
- THERMATRU ARI decorative front door with Metal 4 Lite Granite Glass
- KWIKSET Tavaris Front Door Handleset in Antique Nickel finish
- Borate treated wood framing to repel termites
- TAEXX TUBES IN THE WALL Pest Control System
- Fully landscaped yards
- Automatic sprinkler system
- Cedar privacy fencing
- Front and rear GFCI electrical outlets
- Brushed concrete driveway
- Two conveniently located exterior water faucets

### STYLISH INTERIORS

- Varied raised ceilings providing added character to individual rooms
- Broad selection of decorative paints by PITTSBURGH PAINTS
- Choice of tile at entry, kitchen, utility and bathrooms, per plan
- Decorator oversized trim package on first floor
- Durable carpet in a wide selection of colors with a quality 1/2" high density pad
- Traditional stairways with custom-stained and painted woodwork
- Energy Star SEAGULL 52" ceiling fan with matching light in the family room, study, master bedroom and retreat, per plan
- SEAGULL Stirling/Oslo Lighting Package with Brushed Nickel finish
- Blocked for fans in all bedrooms
- Five panel smooth interior doors with lever & Satin Nickel hardware
- KWIKSET Satin Nickel hardware on all doors
- Prestigious monterey drag texture on walls and ceilings
- Rounded dry-wall corners
- Fully dry-walled, textured and painted garages
- Utility cabinets for additional storage, per plan

### GOURMET KITCHENS

- Granite or Silestone countertops in a variety of colors
- Custom 42" cabinets with adjustable shelves to maximize storage
- Choice of tile flooring at on first floor except bedrooms and bedroom closets
- Eye-catching 12x12 ceramic tile backsplash
- Whirlpool® stainless steel self-cleaning gas range with AccuBake® system and AccuSimmer® burners to help deliver even heat distribution
- Whirlpool® stainless steel over-the-range Microwave Oven with Hidden Vent
- Whirlpool® Energy Star Qualified stainless steel built-in dishwasher with Sensor Cycle wash system delivers precise results
- Ice maker connection for easy connection to refrigerator
- Durable stainless steel undermount double compartment sink
- MOEN CAMERIST single lever LifeShine stainless steel faucet with vegetable spray
- High capacity garbage disposal for easy clean up
- Spacious islands for extra work space, per plan
- Generous use of recessed can lights in kitchen for optimal lighting
- Conveniently located electrical outlets
- Efficiently organized work space

### LUXURIOUS MASTER BATH & OWNER'S RETREAT

- ROYAL PARADISE BATH tub
- Separate safety glass enclosed shower with Brushed Nickel trim in master bath
- MOEN POSI-TEMP shower valves maintain water pressure and control temperature to protect against scalding
- MOEN EVA Brushed Nickel fixtures with matching accessories
- Piedrafina vanities with his/her sinks
- Custom cabinets
- Private water closet, per plan
- Elongated Gerber commodes
- Ample linen storage, per plan
- Large medicine cabinet, per plan
- Spacious and private, king-sized master suites
- Large walk-in closets, per plan

### TECHNOLOGY, SAFETY AND SECURITY

- Home Management Structured wiring system including: 4 universal ports containing 2 CAT5E & 2 RG6 and 2 Data Ports with 2 CAT5E
- Wireless sensor security system with control unit, motion detector & exterior door sensors
- Combination USB Charger/Electrical Outlet
- Protective ground fault interrupter circuits in kitchen and baths for safety
- KWIKSET privacy deadbolts on all exterior doors and KWIKSET keylocks on all attic doors
- Arc-fault breakers on all interior outlets
- Tamper-resistant plates at all electrical outlets
- Wired as solar ready
- Interior fire suppression sprinkler system

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