

## FACTS & FEATURES

# BELTERRA

### THE WEEKLEY WAY

- Over 35 years of homebuilding experience
- Over 70,000 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** 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 homeownership experience
- Award winning Design Center with thousands of custom choices 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 Home Buyer Meeting with your Warranty Service Representative after closing on your home
- Ranked highest in Customer Satisfaction with new home builders in Austin by **JD POWER and ASSOCIATES** in 2003, 2006, 2007, 2008 & 2009
- 9 time winner of FORTUNE ® Magazine's "100 Best Companies to Work For"
- 2 time winner of **PROFESSIONAL BUILDER** magazine's "Builder of the Year"
- 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
- Recognized as one of JD Power's Top 50 Customer Service Champions in 2012
- Over 445 design awards and counting...

### DAVID WEEKLEY ENERGYSAVER PROGRAM

- Energy saving construction with each home certified under the *Environments for Living*-Platinum Program
  - Guaranteed Heating and Cooling usage
  - All homes receive **Energy Star** certification
- (continued on top)

### DAVID WEEKLEY ENERGYSAVER PROGRAM (cont.)

- Each home extensively tested by third party companies to ensure efficient heating and cooling
- 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 two-story 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 in all bedrooms and study to equalize air pressure and maintain even temperatures throughout home
- One 40 gallon rapid recovery, or one 50 gallon gas water heater for homes with more than 2.5 baths
- 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 and master bedroom
- 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 **HARDIE Backer** water barrier system
- Fiberock with waterproofing membrane behind tub &/or shower areas
- Copper wiring with aluminum subfeeds
- All bedrooms and study blocked for fans
- Insulated hot water lines

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### ATTRACTIVE EXTERIORS

- Award winning exteriors
- Four sides brick on 1st floor, 100% masonry on front of home
- **Acme, Hanson or Boral** premium clay fired brick
- Wide selection of exterior trim colors
- Vinyl Low E 3 solar reflective double pane windows
- Premium **GAF/ELK** Timberline Prestique 30 year high definition shingles
- Durable **JAMES HARDIE** masonry siding and soffit
- Full gutters to aid in diverting water away from your home
- 2 Hose bibs
- Covered rear porches ideal for outdoor living areas
- Three car garage with steel door, per plan
- Pre-wired for garage door opener
- Wide selection of decorative low maintenance front doors
- Borate treated wood framing to repel termites
- **Taexx** Tubes-in-the-Wall Pest Control System
- Fully sodded and landscaped yards
- 6' Cedar privacy fencing with 3 foot gate
- Front and rear GFCI electrical outlets
- Brushed concrete driveway
- Conveniently located exterior water faucets
- Cast limestone address plaque

### STYLISH INTERIORS

- Flexible designs allow you to customize your home
- Spacious 10' ceilings on first floor, per plan
- Broad selection of decorative paints by **PITTSBURGH PAINTS**
- Choice of tile at entry, kitchen, breakfast, utility and bathrooms, per plan
- Decorative crown molding at entry, columns, dining, study & master
- Classic oversized trim package
- Unique plant ledges and art niches, per plan
- Durable carpet in a wide selection of colors with a quality 1/2" high density pad
- Open stairways with custom-stained and painted woodwork
- Custom **Energy Star SEAGULL 52"** ceiling fan with matching light in the family room and master bedroom
- Blocked for fans in all bedrooms and study
- Colonial six panel interior doors
- Wood burning fireplace with decorative stained mantle
- **KWIKSET** antique 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 Room cabinets for additional storage
- Many optional bonus areas available on most plans

### GOURMET KITCHENS

- **Granite or Silestone** countertops in a variety of colors
- Custom 42" oak or beech cabinets with adjustable shelves to maximize storage
- Elegant crown molding on kitchen cabinetry
- Choice of tile flooring at kitchen and breakfast
- Eye-catching 12x12 ceramic tile backsplash
- Your choice of downdraft or vent hood configuration
- **GE** built-in stainless steel self cleaning 30" wall oven with **TRUETEMP** system to help deliver even heat distribution
- **GE** Profile built-in stainless steel gas 30" cooktop with sealed burners for easy cleaning
- **GE** built-in stainless steel microwave with turnable and electronic one touch controls and external vent
- **GE Energy Star** Qualified Tall Tub built-in dishwasher with **Towerless** wash system and **QuietPower** sound package
- Ice maker connection for easy connection to refrigerator
- Durable 10" 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
- Large pantries with deep shelving, 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

- Oversized **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
- **MOENEVA** brushed nickel fixtures with matching accessories
- Cultured marble vanities with large bullnose edge and his/her sinks
- Private water closet
- Elongated commodes in master bath and powder bath
- Large medicine cabinet and ample linen storage, per plan
- Spacious and private, king-sized master suites with large walk-in closets

### TECHNOLOGY, SAFETY AND SECURITY

- Integrated structured wiring package to include OnQ panel with 3 phone and 2 cable wires
- Prewired for security system control unit
- Combination USB Charger/Electrical Outlet
- Programmable, efficient thermostats to save you money
- 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

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