

FACTS & FEATURES

NORTHWOODS @ AVERY RANCH

THE WEEKLEY WAY

- Nearly 4 decades of homebuilding experience
- Over 75,000 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
- Over 655 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, master bedroom and study
- 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
- Fiberock with waterproofing membrane behind tub &/ or shower areas
- Copper wiring with aluminum subfeeds
- All bedrooms blocked for fans

(Over >>>)

2144-05/15

FACTS & FEATURES

NORTHWOODS @ AVERY RANCH

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 throughout the home
- Premium **GAF/ELK** Timberline Prestique 30 year high definition shingles
- Durable **JAMES HARDIE** masonry siding and soffit
- Front gutters to aid in diverting water away from your home
- Covered rear porches ideal for outdoor living areas, per plan
- Garages feature steel door and openers
- Wide selection of decorative low maintenance 8' front doors
- Borate treated wood framing to repel termites
- Taexx Tubes-in-the-Wall Pest Control System
- Fully sodded and landscaped front yards with sprinkler system
- 6' Cedar privacy fencing with 3' 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, master, dining & study
- 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, master bedroom and study
- Blocked for fans in all bedrooms
- Colonial two panel interior doors
- **KWIKSET** antique nickel Dorian Lever 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, per plan
- Many optional bonus areas available on most plans

GOURMET KITCHENS

- **Granite or Silestone** countertops in a variety of colors
- Custom 42" 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
- **Whirlpool** Stainless Steel self cleaning built-in oven with **Accubake** system monitors temperature to deliver consistent heat distribution
- **Whirlpool** Stainless Steel built-in gas cooktop with **SpeedHeat** and **AccuSimmer** burners provides a wide range of temperature settings for cooking versatility
- **Whirlpool** Stainless Steel Microwave Oven with sensor cooking automatically adjusts cooking time and power for optimal results
- **Whirlpool Gold Energy Star** Qualified built-in dishwasher with **Sensor Cycle** wash system and **Silverware Spray**
- 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

LUXURIOUS MASTER BATH & OWNER'S RETREAT

- Oversized **ROYAL PARADISE BATH** tub
- Separate safety glass-framed 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
- Cultured marble vanities with his/her sinks
- Custom cabinets
- Ample linen storage, per plan
- Large medicine cabinet
- Spacious and private, king-sized master suites
- Large walk-in closets

TECHNOLOGY, SAFETY AND SECURITY

- Integrated structured wiring package to include OnQ panel with 5 phone and 4 cable wires
- Prewired for security system with control unit, ground floor motion detector and exterior door sensors
- Combination USB Charger/Electrical Outlet
- Programmable, efficient thermostats to save you money
- Arc-fault breakers on all interior outlets
- 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

"David Weekley EnergySaver Home" is a trademark of Weekley Homes, L.P., which describes certain features and criteria designated to make homes more economically sustainable over the long term and reduce energy usage and the resulting environmental impact. It does not infer sponsorship, approval, or affiliation with any other program or green building certification other than those specifically stated in the product features, warranty or contract. *Environments For Living*® is a registered service mark of Masco Home Services, Inc. All-electric homes may not currently qualify for *Environments For Living* certification or the heating and cooling usage guarantee. Valid only on homes started after April 1, 2008. U.S. Department of Energy. ENERGY STAR® and the ENERGY STAR mark are registered U.S. marks. ENERGY STAR is a registered mark owned by the U.S. government. The Mueller community is subject to a green building program that may vary from above. See Sales Consultant for details. Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artist's depictions only and may differ from completed improvements. Copyright © 2015 David Weekley Homes - All Rights Reserved. Austin, TX



(Over >>>)

2144-05/15