

FACTS & FEATURES

PEACE OF MIND

THE PERSONALIZED TOUCH

- **Homeowner Portfolio** - we believe the homeowning process is so important, we wrote a book on it
- **Personal Builder Program** - Up to 4 homebuyer meetings with your Personal Builder during the construction process of your home
- **Buyer/Home Introduction** before closing with your Personal Builder to assure total Customer Satisfaction
- David Weekley **Design Consultants** will assist you with all your color selections in your home
- **Final Home Buyer Meeting** with your **Warranty Service Representative** after closing your home
- Every **David Weekley Home** comes with the opportunity to select from a list of special upgrades and options allowing you to further personalize your home to fit your lifestyle
- **Competitive financing from Priority Home Mortgage**
- **Priority Title Company**

KITCHEN

- Gourmet Kitchen with abundant cabinet space and separate pantries
- Garden window over sink - per plan
- Custom 42" Ash flat panel cabinets in choice of stains
- Large island workspace - per plan
- Granite countertops with a bullnose edge
- Hand-laid ceramic tile backsplash in various color and style selections
- Hand-laid ceramic tile flooring in various color and style selections in kitchen and breakfast area
- GE Quietpower stainless steel giant tub dishwasher
- GE 30" stainless steel gas self-cleaning range
- Custom choices available for downdraft cooktops in island – per plan
- GE Profile energy saving microwave with removable glass turntable and electronic touch control, 1100 watts -located above range
- 8" deep, double-compartment stainless steel sink with a Moen Integra single handle pullout kitchen faucet in chrome
- High capacity food disposal unit
- Icemaker connection for refrigerator
- Designer pendant light fixtures over island & recessed lighting in kitchen - per plan

OWNERS RETREAT

- Spacious and private, king-size suite with sitting area - per plan
- Walk-in closets - per plan
- Ceiling fan with four bell light kit in brushed nickel

MASTER BATH

- Moen Chateau plumbing fixtures with chrome finish
- Linen closet or upper cabinet above toilet for storage

MASTER BATH CONTINUED

- Ceramic tile flooring in various color and style selections
- Cultured marble vanity tops with dual sinks and separate center for makeup, including storage drawer and knee space - per plan
- Ceramic tile bathtub and shower surround
- Garden bath with separate glass-enclosed shower with chrome hardware on door and trim at shower surround
- Stained cabinets
- Private water closet with built-in magazine rack and elongated toilet - per plan

INTERIOR

- Interior PPG paint color selections
- Varied raised ceilings providing character to individual rooms - per plan
- 42" Ash cabinets featuring crown molding, flat panel, concealed hinges and fixed shelves including desk at Kitchen/Breakfast area and Children's Retreat - per plan
- Interior doors with two panel and Kwikset satin nickel hardware
- Single crown molding in Entry, Dining Room, Study and Living Room - per plan
- Ceramic tile in Entry, all Baths and Utility Room, Kitchen and Breakfast Room
- Decorative collection of home lighting
- Long life level A carpet featuring fade resistant type 6.6 nylon in a wide selection of colors including a 3/8" pure comfort pad
- Elongated commode in Powder Bath - per plan
- Ceramic tile shower surround included in all secondary baths
- Elegant pedestal sink and decorative octagonal mirror in Powder Bath - per plan
- Linen closet - per plan
- Separate Utility Room featuring ceramic tile flooring and fixed shelf and rod - per plan
- Electric dryer connections in Utility Room
- Traditional stairways combining stained and painted wood - per plan
- Cultured marble vanity countertops in all baths
- Moen Chateau plumbing fixtures in chrome in all baths
- Rapid recovery and energy efficient water heater or two water heaters on homes with three or more full Baths
- Ceiling fan with four bell light kit in brushed nickel finish in Owner's Retreat, Family Room, Bonus Room, Study and Sunroom - per plan

INTERIOR CONTINUED

- Smoke detectors hard-wired with battery back-up
- Every home includes a carbon monoxide detector
- Full security system pre-wired with 6 zones and 1 key pad
- Protective ground fault interrupter circuits in Kitchen and Baths for safety
- Privacy Kwikset deadbolt locks on front and rear patio doors
- Fire rated 5/8" sheetrock in garage
- Attached garages fully sheetrocked, taped, floated and painted
- Disappearing stair attic access
- Professionally designed structured wiring package including:
- USTech structured wiring panel
- 3 multi-media outlets (simultaneous phone, TV, internet) located per customer choice
- 2 single phone outlets located per customer choice
- Study includes multi-media outlet
- Media room includes multi-media outlet and pre-wiring for 5.1 surround sound - per plan

EXTERIOR

- Classic design exteriors with prestigious appearance
- Custom stone elevation - per plan
- Full brick entry walkway
- Bricked front porch
- Custom painted or stained fiberglass front door with privacy deadbolt in Kwikset Chelsea style with satin nickel finish
- American made, low maintenance quality clay fired brick
- Cast Stone address block
- Decorative coach lighting - per plan
- Low maintenance mailbox constructed from Leuders Chopped Stone
- Elk high definition shingles featuring a 30-year manufacturer's warranty
- 10x10 broom finish concrete back patio with outdoor lighting - per plan
- Outside weatherproof electrical outlets
- Fully sodded yards with full sprinkler system and landscaping
- Six foot privacy wood fence with metal posts or metal fencing enclosing backyard and one gate - lot specific
- Low E2 vinyl windows
- Premium stained cedar garage doors with 1/2 HP open
- Garage door openers with two remotes
- Durable Hardi-Plank fiber cement siding with the look and warmth of wood
- Frost-proof hose bibs front and rear

WARRANTY/VALUED CONSTRUCTION TECHNIQUES

- Advanced framing is a construction method that wastes less lumber. We apply the savings to the thicker exterior walls that have more insulation - per plan
- Engineered I-joist System

WARRANTY/VALUED CONSTRUCTION TECHNIQUES CONTINUED

- 10 year limited home warranty transferable upon sale of home within the first 10 years
- Each foundation is engineered for your specific homesite based on soil conditions
- Post tension foundation quality ensured by a foundation engineer
- On-site custom framing with wind braces on exterior walls
- 3/4" tongue and groove subflooring on second floors
- Quality copper wiring
- Third party inspections by Burgess Construction Consultants and municipalities at the following building stages: Foundation, Framing and Mechanical, Insulation, and Home Completion

DAVID WEEKLEY'S ENERGYSAVER PROGRAM

David Weekley's Green Program has combined the David Weekley Healthy Home program with Green Built Texas and Environments for Living requirements:

- **Environments for Living guarantee is based on the heating and cooling usage portion of your utility bill – see the Sales Consultant for more information on the Environments for Living guarantee.**
- **TechShield** radiant barrier roof decking
- R-22 (per plan) wall insulation system coupled with R-38 blown-in insulation in the attic helps control indoor temperature
- DOW Sheathing Products and DOW Sill Seal products are used to control water and moisture in homes
- **Jamsill** door pans to prevent water intrusion
- Double paned Low E2 vinyl framed windows
- Jump duct interior air flow system to equalize air pressure between rooms
- Energy saving air conditioning system with variable speed fan achieving a 16 SEER rating
- Filtered fresh air ventilation system
- Programmable set back thermostats to efficiently control temperature
- Every home includes a Carbon Monoxide Detector, two-story plans include one on each floor
- Low volatile organic compound interior paint - when available
- PEX plumbing system including fully transferrable 25-year warranty on PEX pipes and fittings
- Allergy Reducing MERV 10 air conditioning filters
- Cement Hardibacker board and anti-fracture coating to resist mold in shower and tub walls
- Water saving, low flow commodes
- **James Hardie™** exterior cladding products including siding, soffits and fascia with 30-year non prorated warranty - per plan
- Third party certified rater performs inspections to ensure home meets all requirements of Green Built Texas and Environments for Living

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Lakes of River Trails - B 10/08/12

