

FACTS & FEATURES

PEACE OF MIND

ENCORE AT STREAMSIDE | TRADITION COLLECTION | SINGLE FAMILY HOMES

DAVID WEEKLEY'S ENERGYSAVER PROGRAM

- All David Weekley Homes come with Environments for Living certifications verified by independent third-party engineering consultants who specialize in efficiency and green building
- Environments for Living Gold certification guarantees the energy usage for heating/cooling of your home for the first three years
- High-performance air-conditioning system helps cool your home with less electricity
- Environmentally friendly refrigerant in our air conditioning systems help protect the Earth's ozone
- 96% efficient gas furnace to help heat your home with less energy
- Jump ducts and air pressure balancing to even out temperatures and allow your air conditioning system to be more efficient
- Third Party performance verification to ensure minimal home leakage exceeding Department of Energy standards
- All duct work sealed with a hard cast mastic to reduce leaks
- Cooking surfaces vented directly outside
- Fresh Air intake system to bring in filtered, outside air for a healthier home
- Low E2 and sound dampening glass vinyl windows help insulate your home and reduce maintenance costs
- Improved Thermal Envelope System (R-19 wall system and R-38 blown-in insulation in the attic)
- Caulk and Seal program to minimize air leakage and further maximize energy efficiency
- PEX corrosion resistant plumbing system
- Carbon monoxide and smoke detectors with battery back-up
- Combustion appliances sealed or power vented to avoid buildup of carbon monoxide
- Low Volatile Organic Compound Paints are utilized to help maintain better indoor air quality
- Environmentally friendly termite pretreatment on lumber to reduce the risk of damage to your home
- 50-gallon electric water heater
- Advanced Framing - a collection of homebuilding techniques using 2x6 exterior wall framing designed to reduce both construction waste and lumber required for your home; thereby creating a more energy efficient framing layout
- Warm, richly appointed traditional elevations with David Weekley Homes' most innovative designs

EXTERIOR

- Insulated 8' front door with decorative hardware. Other exterior doors are painted, single lite metal insulated double-paned glass (per plan).
- Deadbolts on all exterior doors except garage service door (per plan)
- Fiber cement siding with the look and warmth of wood
- Self-sealing dimensional roof shingles
- Completely sodded yards
- Mono slab foundation
- Two exterior frost-resistant water faucets
- Two exterior weather resistant GFI electrical outlets
- 5" Gutters included on the whole home
- Underground utilities with lighted streets
- Two-car garage with garage door opener (plus storage per plan)
- White decorative divided light windows (per plan)
- Exterior coach lights on garage (per plan)
- Radiant barrier to reduce summer heat gain and cooling costs
- Zip system wall sheathing promotes energy efficiency

INTERIOR

- 8' interior doors on first floor and second floor (per plan)
- Varied raised ceilings providing added character to individual rooms (per plan); Lofty 10' ceilings on first floor and 9' ceilings on second floor
- Smooth-finished walls and ceilings
- Luxurious crown molding in Owner's Retreat, Entry and Dining Room
- Luxury vinyl plank flooring in Kitchen, Breakfast Area, Dining Room, Family Room, Foyer and Powder Bath
- Tile flooring in all baths
- Carpet in a wide selection of colors on 3/8" rebond carpet pad
- Shoe mold on all hard surface flooring for a refined finish
- Latex pre-primed 5 1/4" baseboards throughout home
- Elegant wood picture frame window trim with window stool
- Durable interior paint for an upscale finish
- Decorative panel interior doors
- Faucets in baths featuring manufacturer's warranty
- Posi-temp pressure balance valve in all shower areas

FACTS & FEATURES CONTINUED

INTERIOR (CONTINUED)

- Water conserving elongated ADA comfort height commode in all baths
- Elegant pedestal sink with mirror in Powder Bath (per plan)
- 2 ¼ casing on all windows and doors
- Closets with ventilated shelving and clothing rods
- Separate Utility Room with ventilated shelving (per plan)
- Venetian marble countertops and bathtub with full tile surround in secondary baths
- LED discs throughout with optional decorative fixtures
- Voice/data prewires - 4 locations to be determined by homeowner
- CAT6 data or RG6 cable prewires included
- 18" hinged communication panel
- Block for future ceiling fan locations in all bedrooms

LUXURY KITCHEN

- Beautiful Kitchen with abundant cabinet space and separate pantry with solid painted shelving
- Efficiently organized workspace
- Conveniently located electrical outlets
- Large island workspace
- 42" cabinets with crown molding and concealed hinges
- Granite countertops with level one tile backsplash
- Undermount, stainless steel sink with stainless steel faucet that has side sprayer attachment
- Full complement of sleek stainless-steel Kitchen appliances
- 30" gas cooktop
- High-efficiency wash cycle dishwasher
- Built-in microwave and wall oven
- High capacity 1/3 horsepower garbage disposal
- Icemaker connection for refrigerator

OWNER'S BATH

- Chrome plumbing fixtures
- Posi-temp pressure balanced shower valve
- Shower with tile surround
- Venetian marble countertops
- Oversized mirrors
- Tile flooring
- Water conserving elongated ADA commode in private water closet
- Spacious linen closets (per plan)

WARRANTY AND CUSTOMER CARE

- 10-year limited structural warranty, 1-year limited warranty on workmanship/materials and 2-year limited warranty on portions of the home's major mechanical systems. Transferable upon sale of your home within first 10 years
- Scheduled meetings with your Personal Builder to assure Customer Satisfaction
- Complete Customer Service program
- Quality walks during building process with Quality Assurance Teams
- Orientation appointment with your warranty representative after closing
- Convenient 24-hour emergency Warranty Service number

- Metal corner bead on sheetrock
- Engineered joist floor systems with 3/4" tongue and groove OSB underlayment - heated areas only (per plan)
- Windows and doors sealed for moisture control
- Termite pre-treat with renewable maintenance bond
- 2/10 RWC limited warranty protection
- 10-month courtesy warranty appointment

THE WEEKLEY WAY

- Every David Weekley home comes with the opportunity to select from a long list of custom choices and options allowing you to further personalize your home to your individual tastes and desires
- 2 private appointments with a professional design consultant at our Design Studio
- David Weekley Homes' HOMEOWNER PORTFOLIO - we believe the home buying process is so important, we wrote a book to assist you in the process
- David Weekley Homes' PERSONAL BUILDER PROGRAM
- 5 scheduled meetings with your Personal Builder during the construction of your home
- Weekly updates and home photos from your Sales and Builder Team
- MYDWHOME.COM - your own personal website that allows you to check the status of your new home, view photos and contact your sales consultant, builder and Warranty Service representative
- New Home Orientation prior to closing to assure total Customer Satisfaction and understanding of how your home works
- Walk-through inspections before closing to assure total Customer Satisfaction
- Unique construction techniques and inspections at every stage of construction; we call it the "Weekley Way"

"David Weekley EnergySaver Home" is a trademark of Weekley Homes, L.P., which describes certain features and criteria designed to reduce energy consumption 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. 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 © 2023 David Weekley Homes - All Rights Reserved. Charlotte, NC. David Weekley Homes. Features subject to change without notice. Encore at Streamside 9/2025