

David Weekley Homes

ARTAVIA 50' & 65' INCLUDED FEATURES

EXTERIOR SPECIALTIES

- Multiple clay fired brick options to choose from
- *James Hardie* cement-based siding and trim
- *Sherwin Williams* custom paint program
 - Protect it blue custom primer added to all trim and siding
- Custom stone program (per plan)
- Composition architectural dimensional shingles
- Wi-Fi enabled 1/2 HP garage door opener with exterior keypad (per door)
- 8' Mahogany front door
- *Kwikset* Smart Key door program
- LED doorbell
- *Kichler* coach light(s)
- Full home gutter system
- Landscape and irrigation package

LIVING WEEKLEY

Design and Finish

- Raised panel smooth doors
 - 8' interior doors on first floor
- Oversized 5 1/4" baseboards and 3 1/2" casing throughout home
- *Kwikset* satin nickel or matte black door hardware
- Privacy locks on Owner's Retreat and all bathrooms
- *Shaw* carpet over 3/8", 5 lb. pad
- Ceramic tile floors at entry, family, study, kitchen/breakfast, utility and all baths
- Utility room with upper cabinets

Kitchen

- 42" maple *Kent Moore* hardwood upper cabinets
 - crown molding
 - concealed hinges
 - full extension drawer guides
- Pull-out spice rack in lower cabinet
- *Frigidaire Gallery* stainless steel appliance package includes:
 - built-in microwave
 - 36" five burner gas cook top
 - built-in oven
 - dishwasher
- 3cm granite countertops
- Tiled backsplash
- Stainless steel undermount sink
- *Moen* faucet
- *Insinkerator* 1/3 hp disposal

Bathrooms

- Elongated commodes
- *Moen* Glyde bathroom fixtures and hardware package
- Owner's Bath includes:
 - tiled shower surround with mud-set tiled floor
 - semi-frameless shower enclosure
 - large soaking tub
 - framed mirror
 - 1.5 cm quartz countertops with undermount sink
 - *Kent Moore* hardwood base cabinets
- Secondary Bathroom(s) includes:
 - tiled tub and shower surround
 - polished edge mirror
 - 1.5 cm quartz countertops with undermount sink
 - *Kent Moore* hardwood base cabinets
- Powder Bathroom includes:
 - maple vanity cabinet with 1.5 cm quartz countertops with undermount sink
 - framed mirror

Wiring and Electrical/Lighting

- Structured wiring panel and wiring package to provide connections throughout the home
- Electrical load center with whole home surge protector
- Combination smoke and carbon monoxide detectors
- Decor switches
- Dimmer switch at dining fixture
- *ENERGY STAR* rated ceiling fan in Family Room and Owner's Retreat
- Blocked and wired for ceiling fan in secondary bedrooms
- *ENERGY STAR* rated *Kichler* light package with 100% LED lights
- 220v outlet for dryer connection

YOUR ENERGY-EFFICIENT HOME

- Conditioned attics to lower heat, humidity, and energy costs
- 16 SEER 2, dual-stage matched *Lennox* air conditioning system, which provides for enhanced dehumidification
- *Ecobee* Smart Thermostat with Alexa® capability
- Furnaces with variable speed motors to help with humidity control
- Comfort control air balancing duct work
- *Broan* Fresh Air system designed for comfort in Houston's climate
- R-22 insulated exterior wall system includes DOW/DuPont R-3 insulated sheathing to resist water and air infiltration
- Tankless water heater (size and location, per plan)



EXPERIENCE THE DAVID WEEKLEY DIFFERENCE

When you purchase your David Weekley home, you will be provided with our Homeowner Portfolio that defines the David Weekley process. Our Personal BuilderSM program will walk you through your home buying experience, with scheduled meetings and weekly updates. Upon closing, you will receive a Care and Maintenance guide to help you properly care for your home. Below, you will see more fantastic features we have in our homes.

Welcome to the family.

WARRANTY HAS YOUR BACK

- Centralized in-house 1-year, 2-year and 10-year warranty program with a personal Warranty Service Manager
- *James Hardie* products come with a 30-year limited, non-prorated manufacturer's warranty on siding and 10- to 15-year manufacturer's warranty on trim and fascia
- Matched *Lennox* heating and air conditioning products come with a 5-year manufacturer's warranty on all parts and 20-year manufacturer's warranty on heat exchanger
- *Moen* faucets come with a lifetime, manufacturer's warranty
- Lifetime mechanical and finish manufacturer's warranty on all *Kwikset* products
- Whole home surge protector comes with \$75,000 connected equipment manufacturer's warranty

BUILT THE WEEKLEY WAY

- *Environments For Living*® Diamond Level Program with heating and cooling usage and comfort guarantees
- *ENERGY STAR* 3.1 program
- Home Energy Rating System (HERS) score for every home
- Air conditioning ducts are tested to exceed current *ENERGY STAR* U.S. Department of Energy standards
- Advanced framing with 2x6 exterior walls to allow for thicker insulation, creating a quieter, more energy-efficient home
- Vinyl framed, Low E2 double pane, high-performance windows reject 78% of heat
- Specially-designed rot resistant exterior door jambs
- Flexible anti-fracture membrane used at all seams and nails under tile work
- *DOW* Sill Seal between slab and exterior walls to minimize air and water infiltration
- *HardiBacker* in all water contact areas

INSPECTION & TESTING ON EVERY HOME

- 14 inspections in addition to those required by the city/county
- Individual engineered foundations that are inspected three times: prior to pour, at pour and after cable stress
- Burgess Construction Consultants perform two detailed, independent code inspections: prior to sheet rock and prior to closing
- Whole home infrared scan to validate energy efficiency
- Plumbing inspection with sewer video conducted prior to completion
- RESNET HVAC commissioning test prior to completion

HEALTH IS WEALTH

- Installed pest defense system
- Borate treatment on frame (2' up from slab) helps protect against moisture damage and termites
- Whole home (MERV 11) air filters that need to be replaced less often
- Sherwin Williams Low VOC (Volatile Organic Compound) interior wall paint
- Zurn PEX water supply system



Feature level: Manor - Artavia 50' & 65' subject to change without notice. Features 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 © 2025 David Weekley Homes. All Rights Reserved. Expires 12/31/2025. Revised 10/30/2025