

# FACTS & FEATURES

# PEACE OF MIND

Build on Your Lot - Greater Houston

## HOME SITE

### Considerations

- Lot analysis on every home site
- Independent Soils Test and Analysis
- Independent Form Survey, Tree Survey, and Boundary Survey completed on every home site
- TSARP & FEMA Elevation Certificates (where applicable)
- Custom Engineered Foundation Design on each home
- 2,000 sqft of 4" thick reinforced concrete flatwork for driveways and sidewalks (varies by community)
- Each home windstorm engineered up to a minimum of 110MPH
- Post-tension foundation with 30" deep beams
- Soil grading 5ft. out from each side of the Foundation
- Professional home site staking
- Architectural Plan Approval Package submittal (fees charged to review plans are additional)

## EXTERIOR SPECIALTIES

### Facade (per elevation)

- Custom exterior color program and Sherwin Williams custom paint program
- American-made, clay brick (per plan)
- Custom Stone Program (per plan)
- James Hardie siding and trim
- Composition Architectural Dimensional Shingles

### Front Amenities

- Mahogany front door (solid or with glass insert)
- Kwikset front door handle set
- Kwikset Signature Series exterior deadbolts with Smart Key technology
- Teiber LED doorbell
- Wayne Dalton insulated garage door
- Liftmaster 1/2hp garage door opener (per door)
- Liftmaster wireless garage door exterior keypad
- Kichler coach lights
- Home gutter system (per community)
- Custom plant and tree program (per developer)

## INTERIOR SPECIALTIES

### Trim, Doors & Hardware

- Crown moulding at entry, dining, formal living, and owner's retreat
- Oversized 8 1/4" baseboards and 3 1/2" casing throughout home
- Raised panel smooth doors
- Kwikset door hardware
- Privacy locks on owner's retreat and all baths

### Wiring and Electrical

- Structured wiring home run panel
- Custom structured wiring package (per community)
- Combination smoke and carbon monoxide detectors
- Eaton/Cutler Hammer or Square D electrical load center and surge protector
- Decor rocker switches
- 1/2 hot outlet at family and owner's retreat (for lamps)
- Dimmer switch at dining fixture
- Childproof electrical outlets
- Arc-Fault outlets
- Blocked and wired for ceiling fan in family and all bedrooms

### Lighting & Ceiling Fans

- Kichler light package
- Kichler vanity light fixtures
- Kichler ceiling mount fixtures
- Energy Star rated LED lighting (per plan)
- Energy Star rated ceiling fan in family and owner's retreat

### Flooring

- Shaw 100% BCF, PET Textured Saxony carpet over 3/8", 5 lb. pad
- Tiled entry, kitchen/breakfast, utility and all baths

## KITCHEN

- 42" Wood upper cabinets
  - crown moulding
  - concealed hinges
  - multiple stains to choose from
- Frigidaire stainless steel appliance package
- 3 cm granite countertops
  - multiple colors to choose from
- Tiled backsplash
- Stainless steel undermount sink
- Moen Camerist faucet with side sprayer
- Air gap (per municipality)

### Additional Connections

- Gas line to kitchen and utility
- Whirlaway 1/3 hp disposal
- Water line to refrigerator (refrigerator not included)

## BATHS

### Owner's Bath

- Wood base cabinets
  - multiple stains to choose from
- 3 cm granite vanity tops with undermount sinks
  - multiple colors to choose from
- Moen Eva widespread faucets and tub/shower fixtures
- Moen towel bar and paper holder
- Framed mirror
- Tiled tub and shower surround
- Tiled shower floor (per plan)
- Fully framed shower enclosure (includes grout guard)
- Royal soaker tub
- Gerber elongated commode

### Powder Bath (per plan)

- Gerber pedestal vanity sink
- Moen Eva widespread faucet
- Moen towel bar and paper holder
- Framed mirror
- Gerber elongated commode

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# FACTS & FEATURES CONT.

## Secondary Bath(s)

- Wood base cabinets
  - multiple stains to choose from
- Cultured marble vanity top(s) with oversized built-in sink(s)
- Moen Eva centerset faucet(s) and shower fixture
- Moen towel bar and paper holder
- Mirror with polished edges
- Tiled shower surround
- Sterling Performa tub
- Gerber elongated commode

## HOME BUYING EXPERIENCE

- Tour the Quality Room to see valued construction techniques first-hand
- Attend Preview Night to learn about our Design Center experience, before your home purchase
- Homeowner Portfolio defines David Weekley processes
- Personal Builder Program with scheduled meetings and weekly updates
- Personalized design appointments with professional, degreed Designers
  - Hundreds of pre-priced selections to choose from
- Care and Maintenance guide given after closing

## YOUR LOW COST OF OWNERSHIP

### David Weekley Home Warranty

- Centralized in-house warranty with a personal Warranty Service Representative
- 10-year structural warranty, 2-year warranty on portions of your home's major mechanicals, 1-year limited warranty on defects and workmanship
- Heating and air conditioning system energy usage guarantee
- Energy Saver Lighting Package with a minimum 80% of fixtures to include LED bulbs

## YOUR ENERGY EFFICIENT HOME

### Nationally Recognized Programs

- *Environments For Living* Diamond Level Program
- The New Energy Star 3.0 Program
- *Building America* Program with the U.S. Department of Energy
- *Home Energy Rating System (HERS)* in partnership with RESNET

## Innovative Construction Practices

- 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 that reject 73% of heat
- R-3 DOW insulated sheathing to resist water and air penetration
- DOW Sill Seal between slab and exterior plate acts as a gasket to minimize air and water infiltration from under outside walls

## Heating and Cooling

- Air conditioning ducts are tested to exceed 2013 *Energy Star* U.S. Department of Energy standards
- Lennox 15 SEER Air Conditioning System
- Honeywell programmable thermostat
- 95% Efficient furnaces with variable speed motors that help with humidity control
- Jump ducts in secondary bedrooms to balance hot and cold temperatures
- Radiant barrier decking for a cooler attic

## Air Tight

- Walls are tested for air leakage to exceed 2013 *Energy Star* and U.S. Department of Energy standards
- Fresh air system

## Insulation

- R-22 insulated exterior wall systems
- R-21 paperless batt insulation on sloped ceilings
- R-38 blown insulation in ceilings

## INSPECTIONS & TESTING ON EVERY HOME

- 14 Inspections in addition to those required by the city/county
- Engineered foundations per community and foundations are inspected three times: prior to pour, at pour and after cable stress
- *Burgess Construction Consultants* perform detailed, independent code inspections prior to sheetrock and prior to closing
- Infrared scan to identify hidden moisture or energy efficiency issues affecting your home
- Final plumbing inspection with sewer video to check for blockages, a 100 PSI pressure test and 39-point visual inspection to check for leaks or other water intrusion issues

## LIVING IN YOUR HEALTHY GREEN HOME

- Water barrier for tubs and showers
  - *HardieBacker* in all water contact areas
  - Anti-fracture membrane used at all seams and nails
- Water resistant barrier at window sills
- *Taexx* in-wall pest defense system
- Borate treatment on frame (up to 2' from slab) to help prevent termites and other wood boring insects
- Specially designed rot resistant exterior door jambs
- Pleated media air filters to catch pollen and mold spores (MERV 11)
- Microwave vented to outside for improved indoor air quality (where applicable)
- Formaldehyde free fiberglass batt insulation
- *Sherwin Williams Low VOC* (Volatile Organic Compound) wall paint
- Exterior paint with mildicides designed specifically for the Houston climate
- Moen temperature regulating shower valves
- *Water Sense* commodes, shower heads, and vanity faucets
- High efficiency natural gas water heater
- *Flowguard Gold* corrosion resistant plumbing

## Builder Partner Warranties

- *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, fascia, and soffit
- Matched *Lennox* heating and air conditioning pro ducts come with a 5-year manufacturer's warranty on all parts, 20-year manufacturer's warranty on heat exchanger
- All *Moen* faucets come with a lifetime, manufacturer's warranty
- Lifetime mechanical and finish manufacturer's warranty on all *Kwikset* products
- Eaton/Cutler Hammer whole home surge protector comes with \$75,000 connected equipment manufacturer's warranty

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