

## FACTS & FEATURES

# RIVERS BEND AT PECAN PARK

### THE WEEKLEY WAY

- Over 4 decades of homebuilding experience
- Over 80,000 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**<sup>SM</sup> 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 home owning experience
- Onsite Design Center with hundreds of Custom Choices<sup>TM</sup> to browse through, touch and feel
- New home orientation prior to closing to assure total Customer Satisfaction and understanding of how your home works
- Final Homebuyer Meeting with your Warranty Service Representative after closing on your home
- Ranked highest in Customer Satisfaction 4 times with new home builders in Austin by **J.D. POWER and ASSOCIATES**
- 9 time winner of *FORTUNE* Magazine's "100 Best Companies to Work For<sup>®</sup>"
- 2 time winner of *PROFESSIONAL BUILDER* magazine's "Builder of the Year"
- Ranked Largest Private Home Builder in America by *BUILDER* magazine
- 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
- **J.D. Power and ASSOCIATES** 2012 Customer Service Champion
- Over 671 design awards and counting...

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### DAVID WEEKLEY ENERGYSAVER PROGRAM (cont.)

- Energy saving construction with each home
- 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** 14.5 SEER air conditioning system with **PURON** refrigerant
- Programmable thermostats
- Zoned gas heating and cooling on all two-story homes to maximize comfort
- 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 & study
- R-38 blown insulation in accessible ceilings and R-22 batt in sloped areas
- R-19 exterior walls assembly
- **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
- Engineered 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
- HardiBacker with waterproofing membrane behind tub &/or shower areas
- Copper wiring with aluminum subfeeds
- Insulated hot water lines

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### ATTRACTIVE EXTERIORS

- Award winning exteriors
- Three sides brick on 1st floor, 100% masonry on front of home
- **Acme** 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 Lifetime Natural Shadow shingles
- Front gutters to aid in diverting water away from your home
- Conveniently located exterior water faucets
- Covered rear porches ideal for outdoor living areas, per plan
- Double car garage with steel door and opener
- Thermatru Fiberclassic front door
- **KWIKSET** antique nickel hardware
- Vinyl Louvered Shutters, per plan
- Fully sodded and landscaped front & side yards
- Sprinkler system in front yard
- Borate treated wood framing to repel termites
- Taexx Tubes-in-the-Wall Pest Control System
- 6' privacy fencing
- Front and rear GFCI electrical outlets
- Broom finished concrete driveway
- Cast limestone address plaque

### STYLISH INTERIORS

- Flexible designs allow you to customize your home
- Spacious 10' ceilings on first floor, per plan
- Choice of two decorative interior wall and one trim color by **PITTSBURGH PAINTS**
- Choice of tile at entry, kitchen, breakfast, utility and bathrooms, per plan
- Durable **DREAMWEAVER** carpet in a wide selection of colors with a quality 1/2" high density pad
- **Energy Star SEAGULL 52"** ceiling fan with matching light in the family room, owner's retreat & study
- Blocked for fans in all bedrooms
- Two panel, smooth interior doors
- **KWIKSET** antique nickel 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 shelves for additional storage
- Many optional bonus areas available on all plans

### GOURMET KITCHENS

- **Granite** countertops
- 36" cabinets with adjustable shelves to maximize storage
- Choice of tile flooring at kitchen and breakfast
- Eye-catching 12x12 ceramic tile backsplash
- **Whirlpool** self-cleaning gas range, in Black finish, with **AccuBake** temperature management system and SpeedHeat burners help deliver even heat distribution
- **Whirlpool** over-the-range Microwave Oven, in Black finish, with hidden vent creates a streamlined appearance
- **Whirlpool Energy Star** Qualified built-in dishwasher, in Black finish, with **AccuSense Soil Sensor** wash system adapts the cycle as needed for customized cleaning
- Ice maker connection for easy connection to refrigerator
- Durable stainless steel self-rimming double compartment sink
- **MOEN CHATEAU** single lever Chrome 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
- Conveniently located electrical outlets
- Efficiently organized work space

### LUXURIOUS MASTER BATH & OWNER'S RETREAT

- Stand-alone glass-enclosed shower with chrome fixtures
- **MOEN POSI-TEMP** shower valves maintain water pressure and control temperature to protect against scalding
- **MOEN CHATEAU** chrome fixtures with matching accessories
- White Cultured Marble vanities with his/her undermount sinks
- Private water closet
- Ample linen storage, per plan
- Spacious and private, king-sized master suites
- Large walk-in closets

### TECHNOLOGY, SAFETY AND SECURITY

- 2 phone and 3 cable wires installed by electrician
- Combination USB Charger/Electrical Outlet
- Protective ground fault interrupter circuits in kitchen and baths for safety
- **KWIKSET** privacy deadbolts on all exterior doors and **KWIKSET** key locks on all attic doors
- Arc-fault breakers on all interior outlets
- Tamper-resistant plates at all electrical outlets

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