

FACTS & FEATURES

PEACE OF MIND

Build on Your Lot - Central 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
- Concrete Pump Truck
- 2,000 sq. ft. of 4" thick reinforced concrete flatwork for driveways and sidewalks (varies by community)
- Each home windstorm engineered up to a minimum of 110 MPH
- Post-tension foundation with 30" deep beams
- Soil grading 5 ft. out from each side of the Foundation (final)
- Community required dumpster
- Professional home site staking
- Engineered Drainage Plan on your homesite (where applicable)
- All permits processed & obtained through the city of Houston (Permitting costs applicable)
- 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)
- Composition Architectural Dimensional Shingles
- Sto Stucco exteriors (per plan)

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
- Liftmaster 1/2hp garage door opener (per door)
- Liftmaster wireless garage door exterior keypad
- Kichler coach lights
- Home gutter system at front elevation

INTERIOR SPECIALTIES

Trim, Doors & Hardware

- Crown moulding at entry, dining, formal living, study and Owner's Retreat
- Oversized 8 1/4" baseboards downstairs, 5 1/4" upstairs, and 3 1/2" casing throughout home
- Raised panel 8' smooth doors
- Kwikset door hardware
- Privacy locks on Owner's Retreat and all baths
- Cast Stone Mantle
- Iron stair balusters with wood handrail (main staircase)

Wiring and Electrical

- Structured wiring home run panel with 5.1 surround sound system
- Custom structured wiring package (per community)
- Combination smoke and carbon monoxide detectors
- Eaton/Cutler Hammer electrical load center featuring built-in electrical surge protector
- 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, gameroom 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, game room and Owner's Retreat

Flooring

- Shaw BCF Textured Saxony or Frieze with R2X stain protection carpet over 1/2", 5 lb. pad
- Wood floors at all main living areas and Owner's Retreat, excluding utility, secondary bedrooms and secondary bathrooms
- Wood treads with painted risers at main staircase
- Tile at utility room and all bathrooms

KITCHEN

- Custom designed cabinets
 - crown moulding
 - concealed hinges
 - multiple finishes to choose from
- GE Monogram stainless steel appliance package
 - 36" cooktop
 - dishwasher
 - double oven and venthood
- 3 cm granite countertops
 - multiple colors to choose from
- Tiled backsplash
- Stainless steel undermount sink
- Moen Arbor faucet with pull-down sprayer
- Select closet system at pantry

Additional Connection

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

BATHS

Owner's Bath

- Custom designed cabinets
 - multiple finishes 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)
- Frameless shower enclosure
- Royal soaker tub
- Gerber elongated commode
- Select closet system at Master closet

Powder Bath (per plan)

- Moen Eva widespread faucet
- Moen towel bar and paper holder
- Framed Mirror
- Gerber elongated commode

Secondary Bath(s)

- Custom designed cabinets
 - multiple finishes to choose from
- 3 cm granite vanity tops with undermount sinks
 - multiple colors to choose from
- 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

FACTS & FEATURES CONT.

Build on Your Lot - Central Houston

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 76% of heat
- R-3 DOW insulated sheathing to resist water and air penetration
- *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* 16 SEER-2 stage Air Conditioning System, which provides for dehumidification
- *Honeywell* programmable thermostat
- 80% Efficient furnaces with variable speed motors that also helps 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-19 paperless batt insulation on sloped ceilings
- R-38 insulation in flat 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 products 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
- *Stō Stucco System* manufacturer 10-year limited warranty on stucco (per plan)

Build on Your Lot
by **David Weekley Homes**

