

# David Weekley Homes

## THE WOODLANDS HILLS 60' INCLUDED FEATURES

### EXTERIOR SPECIALTIES

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

### LIVING WEEKLEY

#### Design and Finish

- Raised panel smooth doors
- Oversized 5 1/4" baseboards and 3 1/2" casing throughout home
- *Kwikset* door hardware
- Privacy locks on Owner's Retreat and all baths
- *Shaw* carpet over 3/8", 5 lb. pad
- Tile at entry, kitchen/breakfast, utility and all baths

#### Kitchen

- 42" hardwood upper cabinets
  - crown molding
  - concealed hinges
- *Frigidaire Gallery* stainless steel appliance package includes:
  - microwave
  - cooking range
  - dishwasher
- 3 cm granite countertops
- Tiled backsplash
- Stainless steel undermount sink
- *Moen* faucet
- *Insinkerator* 1/3 HP disposal

#### Bathrooms

- Elongated commodes
- *Moen* bathroom fixtures and hardware package
- Owner's Bathroom includes:
  - mud-set tiled floor
  - tiled shower surround
  - semi-frameless shower enclosure
  - soaker tub
  - framed mirror
  - cultured marble vanity tops with built-in sinks
  - hardwood base cabinets
- Secondary Bathroom(s) include:
  - tiled tub and shower surround
  - polished edge mirror
  - cultured marble vanity tops with oversized built-in sinks
  - hardwood base cabinets
- Powder Bathroom includes:
  - pedestal vanity 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
- Rocker switches
- Switched outlet at Owner's Retreat and Family Room (for lamps)
- *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

- 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
- R-19 paperless batt insulation on sloped ceilings
- R-38 blown insulation in ceilings
- 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 Builder<sup>SM</sup> 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*<sup>®</sup> 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

- 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

