

FACTS & FEATURES

THE RESERVE at VINTAGE OAKS

DAVID WEEKLEY ENERGY SAVER PROGRAM

- R-38 blown and R-22 batt insulation in ceilings
- R-19 insulated exterior walls assembly with multi-stage polysealant around base plates, doors, and windows to prevent air infiltration
- All homes receive **EnergyStar** Certification
- **Trane** 16 SEER rated air conditioning system and 80%+ propane furnace
- Two story homes have a zoned HVAC system allowing for individual thermostat control of the main floor and upstairs for improved comfort
- **Honeywell** Digital setback thermostat(s)
- R-6 air ducts sealed with mastic compound
- MERV 11 pleated air filters for more efficient filtering of the air in your home
- Fresh air system connected to the HVAC system to bring in filtered outside air
- Jump ducts in all bedrooms to enhance air circulation
- Radiant Barrier roof decking for cooler attic temperature and superior energy efficiency
- **DOW** Sill Seal between slab and exterior wall plates to control moisture penetration
- Propane 50-gal. gas water heater; two 40-gal. with 3+ full baths
- Vinyl framed LoE³ double-pane windows for increased insulation
- CFL light bulbs at selected locations
- Energy saving construction with each home certified under the **Environments for Living® Program Platinum Level**
- Guaranteed Heating and Cooling usage
- Third party inspections and testing during construction to ensure high energy efficiency standards are met
- Advanced Framing techniques to enhance energy efficiency and reduce construction waste

WARRANTY/VALUED CONSTRUCTION TECHNIQUES

- 10-year Home Builder's Limited Warranty, transferable upon sale of your home in the first 10 years
- Exclusive **Homeowner Portfolio** filled with information, from loan application to warranty coverage
- **"mydwhome.com"**, a customized site for Homebuyers only, which allows customers to contact their sales consultant and builder with the click of a button
- Walk-through inspection by **Quality Assurance Teams** during construction and before closing
- Third party inspections performed multiple times during construction
- Four scheduled Homebuyer Reviews with your **Personal BuilderSM** during the construction of your home
- New home orientation prior to closing to ensure total customer satisfaction and understanding of how your home works
- Convenient 24-hour emergency service number

- Superior PEX plumbing system for enhanced water quality
- Post tension foundation engineered for site specific soil conditions
- 3/4" thick tongue and groove subflooring on all second levels
- Plumbed for water softener
- Convenient attic stairs, per plan
- **Hometeam** Taexx Pest and Termite Pre-treatment
- Advanced Framing techniques with 2x6 Exterior Walls

SAFETY FEATURES

- Full alarm system on all windows and exterior doors, with one keypad and siren
- Protective ground fault and arc fault interrupter circuits
- Hard-wired smoke detectors with battery backup at all bed rooms
- Hard-wired carbon monoxide detectors adjacent to bedrooms

ATTRACTIVE EXTERIORS

- Warm, richly appointed traditional elevations with David Weekley Homes' most innovative designs
- Low maintenance masonry on four sides, with stucco stone per plan
- Exterior **PPG/Monarch** paint color selection
- Hand-stained hardwood front entry door with leaded glass
- **Schlage** Camelot aged bronze finish handle set with aged bronze interior lever
- LoE³ insulated windows with tan vinyl frames; divided-light on front of home per elevation
- Three-car garage, garage door openers with two transmitters
- Fully landscaped front yard, uniquely designed for each home
- GAF/ELK Raised profile roofing shingles with lifetime warranty
- Cast limestone address plate
- Ornate carriage lamp exterior lighting
- Outdoor weatherproof electrical outlets
- Two exterior hose bibs for convenience
- Aerobic septic system
- Buried propane tank (annual lease required)

STYLISH INTERIORS

- Raised ceilings, providing added character to individual rooms
- Spacious 9' or 10' ceilings per plan on first level of two-story homes, per plan; 10' ceilings throughout single-story homes
- Rounded sheetrock corners (except windows)
- Monterey drag textured ceilings and walls
- Unique plant ledges and art niches, per plan
- Waterfall style stairway with stained handrails and newels, and iron balusters



FACTS & FEATURES

PEACE OF MIND

- 3 1/2" door casing and 5 1/2" baseboard
- 3cm natural **Granite** countertops in all bathrooms
- Recessed panel interior doors with **Schlage** Torino aged bronze lever hardware and hinges
- Cozy **Heat & Glo** 42" wide direct vent, natural gas fireplace with tile surround and custom wood mantle
- Built up 5 1/4" crown molding with inverted base at top of columns, entry, dining room, formal living room and Owner's Retreat; chair rail treatment in dining room
- Elegant pedestal sink with widespread Eva faucet and decorative framed mirror in powder bath
- **Moen** Eva widespread oil rubbed bronze faucets in master and powder baths
- **Moen** Posi-Temp pressure balancing shower valves
- Elongated commodes in powder and master baths
- Stained raised panel Beech cabinets in multiple finishes in all full baths, enhanced height vanity in master bath, standard height vanity in secondary baths and medicine cabinets, per plan
- Hand laid ceramic tile floor in entryway, kitchen/breakfast area, utility room and all baths
- Carpet in decorator colors with 1/2" rebond pad
- Large utility room with shelves, per plan
- Decorative lighting package; fluorescent fixture in Master closet, utility room and garage; recessed can lights in kitchen, per plan
- Reversible 5-blade ceiling fan with light kit in Owner's Retreat, family room and study
- Blocked and wired for ceiling fans in all secondary bedrooms, study, Children's Retreat, and game room, per plan
- High tech CAT 5e telephone wiring in kitchen and two additional locations
- High tech RG6 Quad-Shielded cable TV wiring in 3 locations
- Media outlets in master bedroom and family room

GOURMET KITCHENS

- 3cm natural **Granite** countertops with square edge
- Stainless steel undermount sink and **Moen** Camerist single lever pullout oil rubbed bronze faucet
- Cooktop layout with wall oven cabinet
- **GE** Stainless Steel appliance package which includes:
 - Electric smooth cooktop
 - Self-cleaning, built-in oven
 - Built-in microwave with carousel
 - Dishwasher with QuietPower™ IV sound package
- Choice of stained raised panel Beech cabinets in multiple finishes with 42" uppers and crown molding
- Hand-laid ceramic tile flooring, various styles and sizes
- Ceramic tile backsplash, wide range of design choices and colors
- Elegant recessed can lighting to accent work surfaces, per plan
- Walk-in pantry, per plan
- Icemaker line to refrigerator
- Conveniently located electrical outlets

LUXURIOUS MASTER BATH & OWNER'S RETREAT

- Spacious, private Owner's Retreat
- Large walk-in closet
- Reversible 5-blade ceiling fan with light kit
- Enhanced height vanity cabinet(s) and two medicine cabinets, per plan
- 3 cm natural **Granite** vanities with two undermount sinks
- Framed mirrors with decorative lighting, per plan
- **Moen** widespread Eva high arc spout and two-handle oil rubbed bronze fixtures
- 60" white acrylic oval garden tub with ceramic tile splash and deck
- Separate, enclosed shower with tiled walls and glass door with oil rubbed bronze trim
- Ceramic floor tile in dressing area and commode area.
- Private water closet with elongated commode
- Spacious linen closets, per plan

PERSONALIZED SELECTIONS/CUSTOM CHOICES

- Every David Weekley home comes with the opportunity to select from a long list of special upgrades and options, allowing you to further personalize your home based on your lifestyle and needs
- Personal consultation with professional interior decorator
- Flexspace options
- Exterior brick and **PPG/Monarch** paint color selections and options
- **PPG/Monarch** interior paint selections and options
- Ceramic tile in entryway, fireplace surround, kitchen/breakfast area, kitchen backsplash, utility room, and all baths, per plan
- Cabinet stain selection
- Luxurious carpet in decorator colors

THE WEEKLEY WAY

- Winner of The Triple Crown of American Home Building: *Professional Builder* - "The National Housing Quality Award" *Builder Magazine* - "America's Best Builder" *Professional Builder* - "National Builder of the Year"
- Featured in an exciting 12-week home building series on NBC Today, "Today Builds a House"
- Ranked highest in Customer Satisfaction with new home builders in San Antonio in 2010 and in other years in Austin, Dallas, Orlando and Tampa by JD Power and Associates
- 9 time Winner of FORTUNE® Magazine's "100 Best Companies to Work For"
- Sound company with over 30 years home building experience
- Over 640 design awards and counting...
- Our ultimate goal is your "definite recommendation" to family and friends!
- **Competitive financing from Priority Home Mortgage**



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