

RETREAT AT OAK PARK INCLUDED FEATURES

EXTERIOR SPECIALTIES

- 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 Smart Key door program
- LED doorbell
- Kichler coach light(s)
- Full home gutter system
- Landscape and irrigation package

LIVING WEEKLEY

Design and Finish

- Raised panel smooth doors
- 8 foot interior doors on first floor
- 6" baseboards and 3 1/2" casing throughout home
- Kwikset door hardware
- Privacy locks on Owner's Retreat and all baths
- Shaw carpet over 1/2", 5 lb. pad
- Laminated wood flooring at entry, kitchen/breakfast, family room, dining room and powder bath

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 Bath includes:
 - mud-set tiled floor
 - tiled shower surround
 - semi-frameless shower enclosure
 - soaker tub
 - framed mirror
 - cultured marble vanity top with oversized built-in sinks
 - hardwood base cabinets
- Secondary bathroom(s) includes:
 - tiled tub and shower surround
 - polished edge mirror
 - cultured marble vanity top with oversized built-in sinks
 - hardwood base cabinets
- Powder bathroom includes:
 - pedestal vanity sink
 - framed mirror

Wiring and Electrical

- 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
- 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

- Conditioned attics to lower heat, humidity, and energy costs
- 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
- Tankless water heater (size and location, per plan)

EXPERIENCE THE 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 BuilderSM 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[®] 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