

FACTS & FEATURES

GOODNIGHT RANCH

THE WEEKLEY WAY

- 50 years of home building experience
- Over 130,000 happy Homeowners
- Every home is backed by an industry-leading, multi-level warranty program to ensure complete Customer Satisfaction after you move into your new home
- Personal BuilderSM program with weekly updates
- Three scheduled Homebuyer Meetings with your Personal Builder during the construction process of your home
- MyDWHome.com, a 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 homeowner experience
- Professional Design Consultant to assist you with all your selections and help make your dream home a reality
- New home orientation prior to closing to ensure total Customer Satisfaction and understanding of how your home works
- Final Homebuyer Meeting with your Warranty Service Representative after closing on your new home
- Named "Best of ATX" by the Austin American Statesman/Austin Monthly in 2019, 2020, 2021, 2022, 2023, 2024, 2025 & 2026
- Named Builder of the Year by the Home Builders Association of Great Austin six times, most recently in 2025, 2024, 2022, 2021
- Named "Best Home Builder of North Hays County" according to a public vote by the Hays Free Press in 2020 and 2021
- Ranked highest in Customer Satisfaction four times with new home builders in Austin by J.D. Power and Associates
- Named to Fortune magazine's 100 Best Companies to Work For list 20 times
- Two-time winner of Professional Builder magazine's "Builder of the Year"
- Awarded 2012 Customer Service Champion from J.D. Power and Associates
- More than 900 product design awards and more than 1,600 awards overall

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DAVID WEEKLEY ENERGYSAVER PROGRAM

- Energy saving construction with each home certified under the Environments for Living Diamond Program and recommendations.
- Guaranteed Heating and Cooling usage
- All homes receive **Energy Star** certification
- Each home extensively tested by third party companies to ensure efficient heating and cooling
- Individually certified HERS score for peace of mind
- 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 **LENNOX** air conditioning system
- Programmable thermostat
- Zoned heating and cooling on all two-story homes to maximize comfort
- Ventilation control system, with 4" pleated MERV-11 filtration at each A/C unit, provides fresh, filtered air in the home by replacing old, stale air
- Jump ducts in all bedrooms and study to equalize air pressure and maintain even temperatures throughout home
- Tankless Gas Water Heater
- Smoke and carbon monoxide detectors hard-wired, with battery backup, per plan
- LED bulbs throughout the home, where applicable
- **Energy Star** 52" reversible ceiling fans included in the family room, study and Owner's Retreat
- R-38 blown insulation in accessible ceilings, R-22 batt in sloped areas and R-23 blown in blankets in walls
- **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
- Hardi-Backer with waterproofing membrane behind tub &/or shower areas
- Insulated hot water lines

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ATTRACTIVE EXTERIORS

- Award winning exteriors
- Masonry on home, per plan
- Premium clay fired brick
- Durable **JAMES HARDIE** siding
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- Wide selection of exterior trim colors
- Premium **GAF** Timberline Natural Shadow shingles in Weathered Wood
- Whole Home gutters to aid in diverting water away from your home
- Leaf Guards on all gutters
- 2 conveniently located hose bibs
- 2-car garage with steel paneled door, per plan with 2 remotes
- Ample Garage Storage Space
- Decorative low maintenance (Level 1) 8' front door
- Metal full lite back door
- **KWIKSET** antique nickel hardware on all exterior doors
- Cedar Built Shutters, per plan
- Fully sodded and landscaped front and rear yards to fence with irrigation
- Borate treated wood framing to repel termites
- Taexx Tubes-in-the-Wall Pest Control System
- 5' privacy fencing
- Front and rear GFCI electrical outlets
- Broom finished concrete driveway
- Address plaque, per plan

STYLISH INTERIORS

- Flexible designs allow you to customize your home
- Spacious 10' ceilings on first floor, per plan
- Broad selection of decorative interior wall paints by **Sherwin-Williams**
- Choice of tile at entry, kitchen, breakfast, utility and bathrooms, per plan
- Classic trim package
- Durable carpet in a wide selection of colors with a quality 1/2" high density pad
- Blocked for fans in all bedrooms
- Two panel, smooth interior doors
- **KWIKSET** antique nickel hardware on all interior doors
- Prestigious monterey drag texture on walls and ceilings
- Square dry-wall corners
- Utility Room shelf
- Electric Dryer Connection

GOURMET KITCHENS

- **Quartz (3cm)** countertops
- 42" cabinets with adjustable shelves to maximize storage
- **Timberlake** (Level 1) cabinets
- Choice of tile flooring (Level 1) at kitchen and breakfast
- Tile backsplash (Level 1)
- **GE Appliances** Stainless Steel, self-cleaning gas range
- **GE Appliances** Stainless Steel over-the-range Microwave Oven
- **GE Appliances** Stainless Steel Energy Star Qualified built-in dishwasher
- Ice maker connection for easy connection to refrigerator
- Durable 10" stainless steel undermount double compartment sink
- **MOEN CAMERIST** single lever Chrome faucet with pull-out sprayer
- High capacity garbage disposal for easy clean up
- Spacious islands for extra workspace, per plan
- Large pantries with deep shelving, per plan
- Conveniently located electrical outlets
- LED surface mount lights in kitchen, per plan

LUXURIOUS OWNER'S 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 GIBSON** chrome fixtures with matching accessories
- Blanco Maple Quartz countertops (1.6cm) with White Undermount sink(s)
- Private water closet
- Elongated high efficiency commodes in all baths
- Ample linen storage, per plan
- Spacious and private, king-sized Owner's Retreat
- Large walk-in closets

TECHNOLOGY, SAFETY AND SECURITY

- Level 2 Structured Wiring Package includes 4 Drops (2 CAT6E and 2 RG6)
- Electric car charging station
- Combination USB Charger/Electrical Outlet
- Protective ground fault interrupter circuits, per plan
- **KWIKSET** privacy deadbolts on all exterior doors and **KWIKSET** key locks on all attic doors
- Arc-fault breakers on all interior outlets
- Tamper-resistant electrical outlets

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