

FACTS & FEATURES

MUELLER 80' ROW HOMES

THE WEEKLEY WAY

- More than four decades of homebuilding experience
- Over 80,000 happy homeowners
- All David Weekley homes are backed with a national 10-year Homebuyers Protection Plan
- Every home is backed by an industry-leading, multi-level warranty program to assure 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 private 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 home owning experience
- Award-winning Design Center with thousands of Custom Choices™ to browse through, touch and feel
- Professional interior designers available to assist you with all your selections and help make your dream home a reality
- New home orientation prior to closing to assure total Customer Satisfaction and understanding of how your home works
- Final Homebuyer Meeting with your Warranty Service Representative after closing on your home
- 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 12 times
- Two-time winner of PROFESSIONAL BUILDER magazine's "Builder of the Year"
- Ranked Largest Private Home Builder in America by BUILDER magazine
- First recipient of the "NATIONAL HOUSING QUALITY AWARD"
- Chosen as the builder for the TODAY show series "TODAY Builds a House"
- Three-time winner of the GRAND MAX award from the Home Builders Association of Greater Austin
- Awarded 2012 Customer Service Champion from J.D. Power and Associates
- Over 750 design awards and counting...

DAVID WEEKLEY ENERGYSAVER PROGRAM

- Energy saving construction with each home certified under the *Environments for Living* Diamond Program
 - Guaranteed Heating and Cooling usage
 - 3 Star Austin Energy Green Building
 - Each home extensively tested by third party companies to ensure efficient heating and cooling
- (continued on top)

DAVID WEEKLEY ENERGYSAVER PROGRAM (cont.)

- 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 **TRANE** 16 SEER air conditioning system with **PURON** refrigerant
- Programmable digital thermostat
- Zoned gas heating and cooling on all homes to maximize comfort
- **APRILAIRE** ventilation control system provides fresh, filtered air in the home by replacing old, stale air
- **APRILAIRE 4"** pleated MERV-11 filtration at each A/C unit to clean air more efficiently
- Jump ducts to equalize air pressure and maintain even temperatures throughout home
- Tankless water heater
- Smoke and carbon monoxide detectors at all sleeping areas hard-wired, with battery backup for additional protection
- LED bulbs throughout 95% of the home
- **Energy Star SEAGULL 52"** reversible ceiling fans included in the family room, study, master bedroom & retreat, per plan
- R-38 blown insulation in accessible ceilings and R-22 batt in sloped areas
- R-22 exterior walls assembly including R-19 assembly behind stucco
- R-3 **DOW Residential Sheathing** behind brick and siding
- **DOW Residential Sheathing** to control moisture and provide added insulation
- **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
- Wind shear braces on all exterior walls
- 3/4" tongue and groove subflooring secured by glue & ring shanked nails to minimize floor squeaks
- All tub and shower walls constructed with a layered water barrier system
- Hardibacker with waterproofing membrane behind tub &/or shower areas
- Copper wiring with aluminum subfeeds
- Insulated hot water lines
- Wiring and plumbing to accommodate an electric dryer or gas dryer

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ATTRACTIVE EXTERIORS

- Urban exteriors with prestigious appearance
- Brick and stone, per plan
- Vinyl Low E 3 solar reflective double pane windows throughout the home
- Premium GAF/ELK Timberline Lifetime Weathered Wood colored shingles
- Durable JAMES HARDIE masonry siding and soffit
- Full gutters to aid in diverting water away from your home
- Two car garage with steel door & opener, per plan
- THERMATRU ARI decorative front door with Metal 4 Lite Granite Glass
- KWIKSET Tavaris Front Door Handleset in Antique Nickel finish
- Borate treated wood framing to repel termites
- TAEXX TUBES IN THE WALL Pest Control System
- Fully landscaped yards
- Automatic sprinkler system
- Cedar privacy fencing
- Front and rear GFCI electrical outlets
- Brushed concrete driveway
- Two conveniently located exterior water faucets

STYLISH INTERIORS

- Varied raised ceilings providing added character to individual rooms
- Broad selection of decorative paints by PITTSBURGH PAINTS
- Choice of tile at entry, kitchen, utility and bathrooms, per plan
- Decorator oversized trim package on first floor
- Durable carpet in a wide selection of colors with a quality 1/2" high density pad
- Rake style stairways with custom-stained and painted woodwork
- Energy Star SEAGULL 52" ceiling fan with matching light in the family room, study, master bedroom and retreat, per plan
- SEAGULL Stirling/Oslo Lighting Package with Brushed Nickel finish
- Blocked for fans in all bedrooms
- Two panel smooth interior doors with lever & Satin Nickel hardware
- KWIKSET Antique Nickel hardware on all doors
- Prestigious monterey drag texture on walls and ceilings
- Rounded dry-wall corners
- Fully dry-walled, textured and painted garages
- Utility cabinets for additional storage, per plan

GOURMET KITCHENS

- Granite or Silestone countertops in a variety of colors
- Custom 42" cabinets with adjustable shelves to maximize storage
- Choice of tile flooring at on first floor except bedrooms and bedroom closets
- Eye-catching 12x12 ceramic tile backsplash
- Whirlpool® stainless steel self-cleaning gas range with AccuBake® system and AccuSimmer® burners to help deliver even heat distribution
- Whirlpool® stainless steel over-the-range Microwave Oven with Hidden Vent
- Whirlpool® Energy Star Qualified stainless steel built-in dishwasher with Sensor Cycle wash system delivers precise results
- Ice maker connection for easy connection to refrigerator
- Durable stainless steel undermount double compartment sink
- MOEN CAMERIST single lever LifeShine stainless steel faucet with vegetable spray
- High capacity garbage disposal for easy clean up
- Spacious islands for extra work space, per plan
- Generous use of recessed can lights in kitchen for optimal lighting
- Conveniently located electrical outlets
- Efficiently organized work space

LUXURIOUS MASTER BATH & OWNER'S RETREAT

- ROYAL PARADISE BATH tub
- Separate safety glass enclosed shower with Brushed Nickel trim in master bath
- MOEN POSI-TEMP shower valves maintain water pressure and control temperature to protect against scalding
- MOEN EVA Chrome fixtures with matching accessories
- Silestone vanities with his/her sinks
- Custom cabinets
- Private water closet, per plan
- Elongated Gerber commodes
- Ample linen storage, per plan
- Large medicine cabinet, per plan
- Spacious and private, king-sized master suites
- Large walk-in closets, per plan

TECHNOLOGY, SAFETY AND SECURITY

- Home Management Structured wiring system including: 4 universal ports containing 2 CAT6 & 2 RG6 and 2 Data Ports with 2 CAT6
- Wireless sensor security system with control unit, motion detector & exterior door sensors
- Combination USB Charger/Electrical Outlet
- Protective ground fault interrupter circuits in kitchen and baths for safety
- KWIKSET privacy deadbolts on all exterior doors and KWIKSET keylocks on all attic doors
- Arc-fault breakers on all interior outlets
- Tamper-resistant plates at all electrical outlets
- Wired as solar ready
- Interior fire suppression sprinkler system

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