

Build on Your Lot

by David Weekley Homes

BUILD ON YOUR LOT CENTRAL – E FEATURES

PEACE OF MIND

HOME SITE

Considerations

- Lot analysis on every home site
- Independent soils test and analysis
- Independent form survey, tree survey and boundary survey completed on every home site
- TSARP & FEMA Elevation Certificates (where applicable)
- Custom engineered foundation design on each home
- Concrete Pump Truck
- 2,000 sq. ft. of 4" thick reinforced concrete flatwork for driveways and sidewalks (varies by community)
- Each home windstorm engineered up to a minimum of 110 MPH - per engineer
- Post-tension foundation with 30" deep beams
- Soil grading 5 ft. out from each side of the foundation (final grade)
- Community required dumpster
- Professional home site staking
- All permits processed and obtained through the City of Houston (additional municipalities to be reviewed)
- Architectural Plan Approval Package submittal (fees charged to review plans are additional)

EXTERIOR SPECIALTIES

Facade (per elevation)

- Custom exterior color program and Sherwin Williams custom paint program
- American-made, clay brick (per plan)
- Custom stone program (per plan)
- Composition Architectural Dimensional Shingles

Front Amenities

- Mahogany front door (solid or with glass insert)
- *Kwikset Hawthorne* front door handle set
- *Kwikset Signature Series* exterior deadbolts with Smart Key technology
- *Teiber* LED doorbell
- Cedar Wood Garage Door
- *Liftmaster* 8355 belt driven garage door opener (per door)
- *Liftmaster* wireless garage door exterior keypad
- *Kichler* coach lights
- Full home gutter system

INTERIOR SPECIALTIES

Trim, Doors & Hardware

- Crown moulding at entry, dining, study, Owner's Retreat
- Oversized wood 8 1/4" baseboards downstairs, 5 1/4" upstairs, and 3 1/2" casing throughout home
- Raised panel 8' smooth doors (downstairs, per plan)
- *Kwikset* door hardware
- Privacy locks on Owner's Retreat and all baths
- Closet System in all bedrooms
- Cast stone mantle fireplace (per plan)
- Iron stair balusters with wood handrail

Wiring and Electrical

- Structured wiring home run panel with 5.1 surround sound pre-wire
- Custom structured wiring package (per community)
- Combination smoke and carbon monoxide detectors
- Electrical load center with whole home surge protector
- Decor rocker switches
- 1/2 hot outlet at family and Owner's Retreat (for lamps)
- Dimmer switch at dining fixture
- Childproof electrical outlets
- Arc-Fault outlets
- Blocked and wired for ceiling fan in secondary bedrooms
- Owner's closet and utility room LED fluorescents

Lighting & Ceiling Fans

- *Kichler Winslow* light package
- *Kichler* vanity light fixtures
- *Kichler* ceiling mount fixtures
- Energy Star rated LED lighting (per plan)
- Energy Star rated ceiling fan in family, game room and Owner's Retreat

Flooring

- *Shaw* BCF Textured Saxony or Frieze with R2X stain protection carpet over 1/2", 5 lb. pad
- Wood floors at entry, dining room, kitchen, family room, study, powder bath, Owner's Retreat and Owner's closet
- Wood treads with painted risers at front main stairs
- Tile at utility and all bathrooms - multiple colors and sizes to choose from

KITCHEN

- 42" Wood upper cabinets
 - crown moulding - concealed hinges - multiple finishes to choose from
 - built-in double oven box - refrigerator enclosure
- GE Monogram stainless steel appliance package
 - 36" cooktop - Dishwasher - Double oven with vent hood
- 3 cm granite countertops - multiple colors to choose from
- Tiled backsplash
- Stainless steel undermount sink - single bowl
- *Moen Arbor* faucet with pull-down sprayer - in various finishes
- Spaceman closet system at Pantry

Additional Connection

- Gas line to kitchen and utility
- *Insinkerator* 1/3 hp disposal
- Water line to refrigerator (refrigerator not included)

BATHS

Owner's Bath

- *Kent Moore* base cabinets - multiple finishes to choose from
- 3 cm granite vanity tops with undermount sinks
 - multiple colors to choose from
- *Moen Glyde* widespread faucets and tub/shower fixtures in various finishes
- *Moen Glyde* towel bar and paper holder in various finishes
- Framed mirror
- Tiled tub and shower surround
- Tile shower floor (per plan)
- Frameless shower enclosure
- Soaker tub
- Elongated commode
- *Spaceman* closet system

Powder Bath (per plan)

- Pedestal vanity sink
- *Moen Glyde* widespread faucet in various finishes
- *Moen Glyde* towel bar and paper holder in various finishes
- Framed mirror
- Elongated commode

Secondary Bath(s)

- *Kent Moore* base cabinets - multiple finishes to choose from
- 3 cm granite vanity tops with undermount sinks
 - multiple colors to choose from
- *Moen Glyde* centerset faucet(s) and shower fixture in various finishes
- *Moen Glyde* towel bar and paper holder in various finishes
- Mirror with polished edges
- Tiled shower surround
- *Enameled Steel* tub
- Elongated commode
- *Spaceman* closet system at secondary closets



HOME BUYING EXPERIENCE

- Tour the Quality Room to see valued construction techniques first-hand
- Attend Preview Day to learn about our Design Center experience, before your home purchase
- Homeowner Portfolio defines David Weekley processes
- Personal Builder Program with scheduled meetings and weekly updates
- Personalized design appointments with professional, degreed Designers
- Hundreds of pre-priced selections to choose from
- Care and Maintenance guide given after closing

YOUR LOW COST OF OWNERSHIP

David Weekley Home Warranty

- Centralized in-house warranty with a personal Warranty Service Representative
- 10-year structural warranty, 2-year warranty on portions of your home's major mechanicals, 1-year limited warranty on defects and workmanship
- Heating and air conditioning system energy usage guarantee
- Energy Saver Lighting Package with a minimum 80% of fixtures to include LED bulbs

YOUR ENERGY EFFICIENT HOME

Nationally Recognized Programs

- *Environments For Living* Diamond Level Program
- The New *Energy Star* 3.0 Program
- *Building America* Program with the U.S. Department of Energy
- *Home Energy Rating System (HERS)* in partnership with RESNET

Innovative Construction Practices

- 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 that reject 76% of heat
- R-3 DOW insulated sheathing to resist water and air penetration
- DOW Sill Seal between slab and exterior plate acts as a gasket to minimize air and water infiltration from under outside walls

Heating and Cooling

- Air conditioning ducts are tested to exceed 2013 *Energy Star* U.S. Department of Energy standards
- *Lennox* 16 SEER-2, dual stage Air Conditioning System, which provides for dehumidification
- *Ecobee* programmable thermostat
- 80% efficient furnaces with variable speed motors that also helps with humidity control
- Jump ducts in secondary bedrooms to balance hot and cold temperatures

Air Tight

- Walls are tested for air leakage to exceed 2013 *Energy Star* and U.S. Department of Energy standards
- Fresh air system

Insulation

- R-22 insulated exterior wall systems
- R-19 paperless batt insulation on sloped ceilings
- R-38 insulation in flat ceilings

INSPECTIONS & TESTING ON EVERY HOME

- 14 Inspections in addition to those required by the city/county
- Engineered foundations per community and foundations are inspected three times: prior to pour, at pour and after cable stress
- *Burgess Construction Consultants* perform detailed, independent code inspections prior to sheetrock and prior to closing
- Infrared scan to identify hidden moisture or energy efficiency issues affecting your home
- Final plumbing inspection with sewer video to check for blockages, a 100 PSI pressure test and 39-point visual inspection to check for leaks or other water intrusion issues

LIVING IN YOUR HEALTHY GREEN HOME

- Water barrier for tubs and showers
 - HardieBacker* in all water contact areas
 - Anti-fracture membrane used at all seams and nails
- Water resistant barrier at window sills
- *Taexx* in-wall pest defense system
- Borate treatment on frame (up to 2' from slab) to help prevent termites and other wood boring insects
- Specially designed rot resistant exterior door jambs
- Pleated media air filters to catch pollen and mold spores (MERV 11)
- Microwave vented to outside for improved indoor air quality (where applicable)
- Formaldehyde free fiberglass batt insulation
- *Sherwin Williams Low VOC* (Volatile Organic Compound) wall paint
- Exterior paint with mildicides designed specifically for the Houston climate
- *Moen* temperature regulating shower valves
- *Water Sense* commodes, shower heads, and vanity faucets
- High efficiency natural gas water heater
- *Zurn PEX* water supply system

Builder Partner Warranties

- *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, fascia, and soffit
- Matched *Lennox* heating and air conditioning products come with a 5-year manufacturer's warranty on all parts, 20-year manufacturer's warranty on heat exchanger
- All *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

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