CENTRAL LIVING
by David Weekley Homes

FACTS & FEATURES

PEACE OF MIND

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)
- *James Hardie* siding and trim
- Composition Architectural Dimensional Shingles

Front Amenities

- Mahogany front door (with glass insert)
- *Kwikset* front door handle set
- *Kwikset Signature Series* exterior deadbolts with Smart Key technology
- *Teiber* LED doorbell
- *Wayne Dalton* insulated garage door
- *Liftmaster* 1/2-hp garage door opener (per door)
- *Liftmaster* wireless garage door exterior keypad
- *Kichler* coach lights
- Full home gutter system
- Custom plant and tree program (per developer)

INTERIOR SPECIALTIES

Trim, Doors & Hardware

- Oversized 6" baseboards on first floor, kitchen/main floor, 5 1/4" on second and third floors (if not kitchen/main) and 3 1/2" casing throughout home
- Raised panel smooth doors
- *Kwikset* door hardware
- Privacy locks on Owner's Retreat and all baths
- Iron stair balusters with wood handrail
- Custom-designed closet system at all bedroom closets
- Adjustable shelving at pantry
- *Kwikset Lisbon* Lever door handles
- All bedrooms insulated
- 5/8" sheetrock

Wiring & Electrical

- Structured wiring home run panel
- Custom structured wiring package (per community)
- Combination smoke and carbon monoxide detectors
- Electrical load center with whole home surge protector
- 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 family and all bedrooms

Lighting & Ceiling Fans

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

Flooring

- *Shaw* 100% BCF, PET Textured Saxony carpet over 3/8", 5 lb. pad
- Wood floors in main living areas excluding utility room, Owner's Retreat, secondary bedrooms, closets and baths (per plan)
- Oak wood treatds with painted risers and iron spindles at all stairs

KITCHEN

- 42" Hardwood upper cabinets
  - crown moulding
  - concealed hinges
  - multiple stains to choose from
- *G.E. Cafe* stainless steel appliance package
- 3cm granite countertops
  - multiple colors to choose from
- Tiled backsplash
- Stainless steel undermount sink
- *Moen Sleek* faucet
- Air gap (per municipality)

Additional Connections

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

BATHS

Owner's Bath

- Wood base cabinets
  - multiple stains to choose from
- 3cm granite vanity tops with undermount sink
  - multiple colors to choose from
- *Moen* widespread faucets
- *Moen* towel bar and paper holder
- Framed mirror
- Tiled tub and shower surround
- Tiled shower floor (per plan)
- Semi-frameless shower enclosure (includes grout guard)
- Soaker tub
- Elongated commode

Powder Bath (per plan)

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

Secondary Bath(s)

- Wood base cabinets
  - multiple stains to choose from
- Cultured marble vanity top(s) with oversized built-in sink(s)
- *Moen* centerset faucet(s) and shower fixture
- *Moen* towel bar and paper holder
- Mirror with polished edges
- Tiled shower surround
- *Sterling Performa* tub
- Elongated commode

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EQUAL HOUSING OPPORTUNITY

HOME BUYING EXPERIENCE

- Tour the Quality Room display to see valued construction techniques first-hand
- Attend Preview Night 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 portion's of your home 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 quiet, more energy-efficient home
- Vinyl framed, low E2 double pane, high performance windows that rejects 76% of heat
- *R-3 DOW* insulated sheathing to resist water and air penetration
- *Sill Seal* between slab and exterior plate acts as a gasket to minimize air and water infiltration from under outside walls

Heating & Cooling

- Air conditioning ducts are tested to exceed 2013 *Energy Star U.S. Department of Energy* standards
- *Lennox* 16 SEER-2 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 mildecides designed specifically for the Houston climate
- Moen temperature regulating shower valves
- *Water Sense* commodes, shower heads, and vanity faucets
- Tankless hot 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 exhanger
- 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
- *Stō Stucco System manufacturer* 10-year limited warranty on stucco (per plan)

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