

## FACTS & FEATURES

# PATTERSON COURT

### THE WEEKLEY WAY

- Over 4 decades of homebuilding experience
- Over 80,000 happy homeowners
- All David Weekley homes are backed with a national 10-year Homebuyers Protection Plan
- Multilevel, top rated warranty program to assure complete customer satisfaction after you move into your new home
- **PERSONAL BUILDER<sup>SM</sup>** program with weekly updates
- 3 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<sup>TM</sup> 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 4 times with new home builders in Austin by **J.D. POWER and ASSOCIATES**
- 9 time winner of FORTUNE Magazine's "100 Best Companies to Work For"
- 2 time winner of **PROFESSIONAL BUILDER** magazine's "Builder of the Year"
- Ranked Largest Private Home Builder in America by **BUILDER** magazine
- 1st recipient of the "NATIONAL HOUSING QUALITY AWARD"
- Chosen as the builder for the TODAY show series "TODAY Builds a House"
- Winner of the GREATER AUSTIN CHAMBER OF COMMERCE annual business awards for Commitment to Community in 2005 & 2008 and excellence in Customer Service in 2005
- 3 time winner of the Austin Homebuilder Association's **GRAND MAX** Award
- **J.D. Power and ASSOCIATES** 2012 Customer Service Champion
- Over 671 design awards and counting...

### DAVID WEEKLEY ENERGYSAYER PROGRAM

- Energy saving construction with each home certified under the **Environments for Living** Diamond Program
- Guaranteed Heating and Cooling usage
- All homes receive **Energy Star** certification

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### DAVID WEEKLEY ENERGYSAYER PROGRAM (cont.)

- 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 **CARRIER** 16 SEER air conditioning system with PURON refrigerant
- Programmable thermostats
- Zoned gas heating and cooling on all two-story 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 in all bedrooms and study to equalize air pressure and maintain even temperatures throughout home
- AO Smith Vertex water heaters with recirculating pumps & water softener loops
- 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, master bedroom, reatreat and study
- 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
- Hardi-Backer with waterproofing membrane behind tub &/or shower areas
- Copper wiring with aluminum subfeeds
- Insulated hot water lines

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### ATTRACTIVE EXTERIORS

- Award winning exteriors
- Four sides masonry on 1<sup>st</sup> and 2<sup>nd</sup> floors
- Wide selection of exterior trim colors
- Vinyl Low E 3 solar reflective double pane windows with casing throughout the home
- Premium GAF/ELK Timberline Lifetime Natural Shadow 300# shingles
- Durable JAMES HARDIE masonry siding and soffit
- Whole home gutters to aid in diverting water away from your home
- Covered rear porches ideal for outdoor living areas, per plan
- Garages feature Smartside insulated door with openers
- Wide selection of decorative low maintenance 8' Venetian Bronze Keyless Bluetooth Entry Lock at front door
- Borate treated wood framing to repel termites
- Taexx Tubes-in-the-Wall Pest Control System
- Fully sodded yards with sprinkler system - Front, sides and up to 100' from rear of home
- Front and rear GFCI electrical outlets
- Conveniently located exterior water faucets
- Stained & sealed driveways with rock salt finish

### STYLISH INTERIORS

- Flexible designs allow you to customize your home
- Spacious 10' ceilings on first floor, per plan
- LED lighting throughout the home
- Broad selection of decorative paints by PITTSBURGH PAINTS
- Choice of tile at entry, kitchen, breakfast, utility and bathrooms, per plan
- Decorative crown molding at entry, columns, master, dining, formal living & study
- Classic oversized trim package
- Fully cased out windows
- Unique plant ledges and art niches, per plan
- Durable carpet in a wide selection of colors with a quality 1/2" high density pad
- Open stairways with custom-stained and painted woodwork
- Custom Energy Star SEAGULL 52" ceiling fan with matching light in the family room, master bedroom, retreat and study
- Blocked for fans in all bedrooms
- Solid Core colonial two panel interior doors
- KWIKSET antique nickel Dorian Lever hardware on all doors
- Fireplace with decorative mantel and 12x12 tile surround
- Light Peel Orange texture on walls and ceilings
- Rounded dry-wall corners
- Fully dry-walled, textured and painted garages
- Utility Room cabinets for additional storage, per plan
- Many optional bonus areas available on most plans

### GOURMET KITCHENS

- Granite or Silestone countertops in a variety of colors
- Custom 42" cabinets with adjustable shelves
- Undercabinet Electrical Outlets allows for a seamless backsplash
- Elegant crown molding on kitchen cabinetry
- Choice of tile flooring at kitchen and breakfast
- Eye-catching 12x12 ceramic tile backsplash
- Thermador Appliance Package
- Ice maker connection for easy connection to refrigerator
- Durable 10" stainless steel undermount double compartment sink with water filtration system
- MOEN ARBOR single lever LifeShine stainless steel faucet with vegetable spray
- Water filtration system at kitchen sink
- High capacity garbage disposal for easy clean up
- Spacious islands for extra work space, per plan
- Large pantries with deep shelving, per plan
- Generous use of recessed can lights in kitchen for optimal lighting

### LUXURIOUS MASTER BATH & OWNER'S RETREAT

- Oversized ROYAL SAN LIUS jetted tub
- Separate seamless glass-enclosed master shower with brushed nickel trim
- MOEN POSI-TEMP shower valves maintain water pressure and control temperature to protect against scalding
- MOEN VOSS brushed nickel fixtures with matching accessories
- Piedrafina vanities with his/her undermount sinks
- Floor to ceiling wall tile at tub & shower, per plan
- Custom cabinets with drawers
- Ample linen storage, per plan
- Large medicine cabinet
- Spacious and private, king-sized master suites
- Custom engineered large walk-in master closets

### TECHNOLOGY, SAFETY AND SECURITY

- Integrated structured wiring package to include OnQ panel with 5 phone and 4 cable wires
- Security system with control unit, ground floor motion detector and exterior door sensors
- Combination USB Charger/Electrical Outlet
- Programmable, efficient thermostats to save you money
- Arc-fault breakers on all interior outlets
- 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
- Tamper-resistant plates at all electrical outlets

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