

FLOOR PLAN OPTIONS

THE WESTERN

Floor plan upgrades selected for home.

Covered outdoor patio, bay window, larger bedrooms, gas cook top.



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4170h2_Opt0 (1184) (1177) (1322)

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Owner's Upgrades Over Standard Features

Stone Elevation

Epoxy Garage Floor

Block Ceiling in Study

Upgrade tile flooring throughout main living areas and bathrooms

Upgraded Kitchen appliances with vent hood

Upgraded granite level in kitchen/bathrooms

Upgraded Kitchen cabinets, including pull out drawers for pots/pans and trash bin

Upgraded Kitchen backsplash with under cabinet lighting

Upgraded Shower floor, Upgraded decorative tile in master bathroom

Jetted tub instead of standard tub

Upgraded to granite in the utility room and added cabinets in utility room

Hand scrapped Engineered Wood flooring in the study, dining room, and master bedroom - Aug. 2018

Security system with two surveillance cameras/including keypad for rear door

Extended covered back patio with texture

2 flood lights added to rear yard (one is a motion dectition), 1 flood light added in the front over garage

1 flood light added in the front over garage

Vent Ridge on roof added

Extra pull down attic stairs added in garage

Flagstone patio, sidewalks, and fountain

Extra wide lot

Bay window added to master bathroom

Optional extended bedrooms (bedroom 2 and 3)

Ceiling fans in all the room added including two on back patio and one in the master bathroom

Quartzite surround on fireplace

FACTS & FEATURES

PEACE OF MIND

EXTERIOR SPECIALTIES

Facade (per elevation)

- Custom exterior color program and PPG custom paint program
- American-made, clay brick (per plan)
- Custom Stone Program (per plan)
- James Hardie siding and trim
- GAF Timberline shingles

Front Amenities

- Mahogany front door (solid or 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
- Genie 1/2hp garage door opener (per door)
- Genie wireless garage door exterior keypad
- Progress Lighting coach lights
- Home gutter system (per community)
- Custom plant and tree program (per developer)
- Sprayed on polymer front porch coating

INTERIOR SPECIALTIES

Trim, Doors & Hardware

- Double crown moulding at entry, dining, formal living, and owner's retreat
- Oversized 8 1/4" baseboards and 3 1/2" casing throughout home
- Seasonal pull down rods at master closet
- Raised panel smooth doors
- Kwikset knobs
- Privacy locks on owner's retreat and all baths

Wiring and Electrical

- Structured wiring home run panel
- Custom structured wiring package (per community)
- Combination smoke and carbon monoxide detectors
- Eaton/Cutler Hammer whole home surge protector
- Eaton/Cutler Hammer electrical load center
- 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 family and all bedrooms

Lighting & Ceiling Fans

- Progress Lighting Designer Series light package
- Progress Lighting vanity light fixtures
- Progress Lighting ceiling mount fixtures
- Energy Star rated fluorescent lighting (per plan)
- Energy Star rated ceiling fan in family and owner's retreat

Flooring

- Scotchguard protection (100% 6,6 Nylon) carpet
- Carpenter 3/8" EnviroStep pad (5 lb)
- Tiled entry, kitchen/breakfast, utility and all baths
 - up to 20"x20" ceramic tile

KITCHEN

- 42" Maple upper cabinets
 - crown moulding
 - concealed hinges
 - multiple stains to choose from
- GE stainless steel appliance package
- 3cm granite countertops
 - multiple colors to choose from
- Tiled backsplash (up to 20" x 20" ceramic tile)
- Stainless steel undermount sink
- Moen Camerist faucet with side sprayer
- Water filtration faucet
- Air gap (per municipality)

Additional Connections

- Gas line to kitchen and utility
- Whirlaway 1/3 hp disposal
- Water line to refrigerator (refrigerator not included)
- Reverse osmosis drinking water filtration system

BATHS

Owner's Bath

- 34 1/2" Maple base cabinets
 - multiple stains to choose from
 - medicine and head knockers (per plan)
- 3cm granite vanity tops with Gerber undermount sinks
 - multiple colors to choose from
- Moen Eva widespread faucets and tub/shower fixtures
- Moen Mason 24" towel bar and paper holder
- Framed mirror
- Tiled tub and shower surround (up to 20" x 20" ceramic tile)
- Tiled shower floor (per plan)
- 80" tall, fully framed shower enclosure (includes grout guard)
- Royal soaker tub
- Gerber Viper elongated commode

Powder Bath (per plan)

- Gerber Logan Square pedestal vanity sink
- Moen Eva widespread faucet
- Moen Mason 24" towel bar and paper holder
- Framed mirror
- Gerber Viper elongated commode

Secondary Bath(s)

- 31" Maple base cabinets
 - multiple stains to choose from
 - medicine and head knockers (per plan)
- Cultured marble vanity top(s) with oversized built-in sink(s)
 - multiple colors to choose from
- Moen Eva centerset faucet(s) and shower fixture
- Moen Mason 24" towel bar and paper holder
- 42" tall mirror with polished edges
- Tiled shower surround (up to 20" x 20" ceramic tile)
- Sterling Performa tub
- Gerber Viper elongated commode

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FACTS & FEATURES CONT.

HOME BUYING EXPERIENCE

- Tour the "Behind Our Walls" 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 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 CFL bulbs

YOUR ENERGY EFFICIENT HOME

Nationally Recognized Programs

- *Environments for Living* Platinum 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 78% 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 2012 *Energy Star* U.S. Department of Energy standards
- *Lennox* 15 SEER Air Conditioning System
- *Honeywell* programmable thermostat
- 95% Efficient furnaces with variable speed motors that help with humidity control
- Jump ducts in secondary bedrooms to balance hot and cold temperatures
- Radiant barrier decking for a cooler attic

Air Tight

- Walls are tested for air leakage to exceed 2012 *Energy Star* and U.S. Department of Energy standards
- Fresh air system

Insulation

- R-22 insulated exterior wall systems
- R-21 paperless batt insulation on sloped ceilings
- R-38 blown insulation in 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
- Formaldehyde free fiberglass batt insulation
- *Pittsburgh Paint 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
- *Flowguard Gold* corrosion resistant plumbing

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
- Eaton/Cutler Hammer whole home surge protector comes with \$75,000 connected equipment manufacturer's warranty

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