

# David Weekley Homes

## FACTS & FEATURES

# PEACE OF MIND

### EXTERIOR SPECIALTIES

#### Façade (per elevation)

- Custom exterior color program and *Sherwin Williams* custom paint program
- American-made, clay brick (per plan)
- *James Hardie* siding and trim
- Composition architectural dimensional shingles

#### Front Amenities

- Mahogany front door (solid or with glass insert)
- *Kwikset* front door handle set
- *Kwikset* exterior deadbolts with Smart Key technology
- *Teiber* LED doorbell
- *Wayne Dalton* 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)
- Irrigation system and sod
- 6-foot wood fence

### INTERIOR SPECIALTIES

#### Trim, Doors & Hardware

- Oversized 5 1/4" baseboards and 3 1/2" casing throughout home
- Raised panel smooth doors
- *Kwikset* door hardware
- 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
- Electrical load center with whole home surge protector
- 1/2 hot outlet at family and owner's retreat (for lamps)
- Dimmer switch at dining fixture
- Childproof electrical outlets
- Arc-Fault outlets
- Rocker electrical switches

#### Lighting & Ceiling Fan

- *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)
- Blocked and wired for ceiling fan in all bedrooms

#### Flooring

- *Shaw* 100% BCF, PET Textured Saxony carpet over 3/8", 5 lb. pad
- Tiled entry, kitchen/breakfast, utility, and all baths

### KITCHEN

- 42" Wood upper cabinets
  - crown molding
  - concealed hinges
  - multiple stains to choose from
- *Frigidaire* stainless steel appliance package
- 3 cm 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
- Cultured marble vanity tops with oversized built-in sinks
- *Moen* center set faucets and tub/shower fixtures
- *Moen* towel ring and paper holder
- Framed mirror
- Tiled tub and shower surround
- Tiled shower floor (per plan)
- Semi-frameless shower enclosure (includes grout guard)
- *Royal* soaker tub
- *Gerber* elongated commode

#### Powder Bath (per plan)

- *Gerber* pedestal vanity sink
- *Moen* center set faucet
- *Moen* towel bar and paper holder
- Framed mirror
- *Gerber* 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* center set faucet(s) and shower fixture
- *Moen* towel bar and paper holder
- Mirror with polished edges
- Tiled shower surround
- *Sterling Performa* tub
- *Gerber* elongated commode



These Features apply only to homes sold and started on or after 1/1/2022; for homes that were sold or started prior to that date, please refer to the Feature Sheet applicable at that time. David Weekley Homes. Feature Level B. Features are subject to change without notice. Features Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artist's depictions only and may differ from completed improvements. Copyright © 2022 David Weekley Homes. All Rights Reserved. Expires 12/31/2022. Revised 5/26/22



## HOME BUYING EXPERIENCE

- Tour the Quality Room 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
- Personalized design appointments with professional, degreed Designers - Hundreds of pre-priced selections to choose from
- Personal Builder Program with scheduled meetings and weekly updates
- 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
- 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 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 AND 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 windowsills
- *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 mildewcides 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
- *Sto Stucco System* manufacturer 10-year limited warranty on stucco (per plan)



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# WHY CONDITIONED ATTIC SPACE?



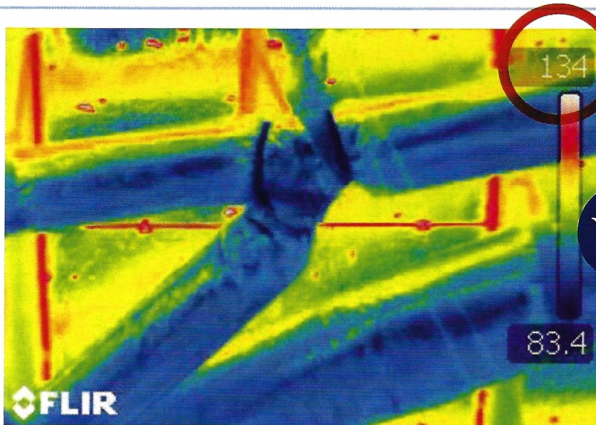
Non-conditioned attic

VS.



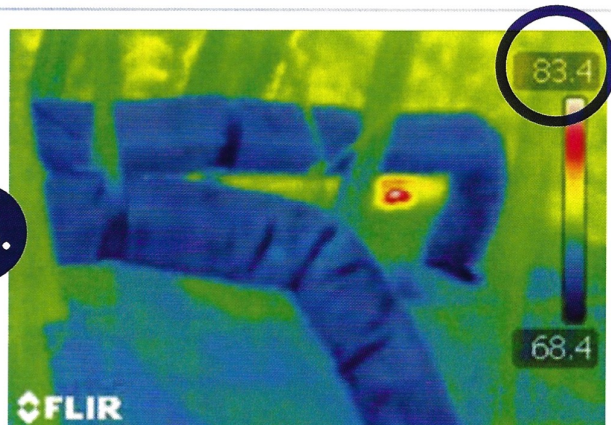
Conditioned attic

Picture your conditioned attic keeping your keepsakes cool while reducing heat and humidity in your home!



Traditional non-conditioned attic assembly shows that the top of the duct is surrounded by 134-degree temperatures from the roof, making it very hot and inefficient for keeping the cold air cold.

VS.



Conditioned attic assembly like the David Weekley homes in Meridiana shows the top of the duct surrounded by only 83-degree temperatures from the roof, keeping the attic and home much cooler and more energy efficient.

## David Weekley Homes



# CONDITIONED ATTICS IN MERIDIANA



Greater energy efficiency... reducing heat in the attic makes it easier to cool the home



Air infiltration from the outside is reduced, which limits hot, humid air coming into your attic



HVAC equipment is not subject to damage caused by high heat and condensation in the attic



There is no longer a 130- to 140-degree oven above your head to make cooling your home harder



Reduces heat and humidity in rooms abutting an attic



A lower HERS number, which represents greater energy efficiency



Cool air in the ducts is not being heated up by a hot attic



Resolves problems caused by sweating ductwork in the attic



Upgrade your life with a conditioned attic in Meridiana by contacting 713-294-9942

**DavidWeekleyHomes.com**



See a David Weekley Homes Sales Consultant for details. Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artist's depictions only and may differ from completed improvements. Copyright © 2020 David Weekley Homes - All Rights Reserved. Houston, TX (HOU-20-003129)





# GREEN IS GREAT IN HOUSTON

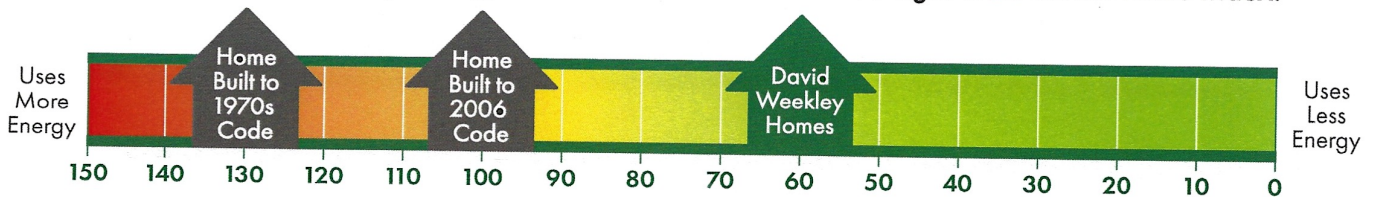
## David Weekley Homes EnergySaver

### What is the **HERS** Index?

The Home Energy Rating System (HERS®), established by the Residential Energy Services Network (RESNET®), is the industry standard for measuring a home's energy performance. Here are a few reasons knowing the HERS score on a home is important:

- 💰 The HERS score is a good way to compare energy costs between used and new homes
- ⚡ The HERS Index score tells how well the home performs energy-wise
- ↓ The lower a home's HERS Index, the more energy efficient it is
- ➖ Each 1-point decrease in the HERS Index corresponds to a 1% reduction in energy consumption
- ✅ The *Environments For Living*® (EFL) program provides a rigorous set of requirements and limited guarantees on comfort and heating and cooling energy use

A current David Weekley EnergySaver™ Home in Houston averages a **59** on the HERS Index!



New homes with a lower HERS Index score are more energy efficient. Current David Weekley homes are 41% more energy efficient than a home built in 2006. This means lower heating and cooling costs, increased home comfort and sustainability for years to come.

Visit one of our Quality Rooms to discover more!



"David Weekley EnergySaver™ Homes" is a trademark of Weekley Homes, LLC., which describes certain features and criteria designed to reduce energy consumption and the resulting environmental impact. It does not infer sponsorship, approval, or affiliation with any other program or green building certification other than those specifically stated in the product features, warranty or contract. Environments For Living® is a registered service mark of TopBuild Home Services. U.S. Department of Energy and ENERGY STAR® are registered U.S. marks owned by the U.S. government. See a David Weekley Homes Sales Consultant for details. Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artist's depictions only and may differ from completed improvements. Copyright © 2022 David Weekley Homes - All Rights Reserved. Houston, TX (HOU-22-002268)



## A CUSTOMIZED WEBSITE FOR OUR HOMEBUYERS WHERE YOU CAN:

Follow your home's progress and share photos with friends and family

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Take the Style Finder Quiz to discover your interior design style so your professional Design Consultant can suggest options that fit your taste

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Complete the Lifestyle Questionnaire so that your Team will know how you'll live in your new home

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Create your Wish List of appliances, fixtures and more

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Pin images on Inspiration Boards to stimulate décor and design ideas

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Submit warranty requests

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Visit the Learning Center for helpful maintenance tips and articles

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Schedule maintenance reminders, view maintenance records and how-to videos

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Along with our Team of experts, MyDWHome.com is another great companion for your journey and beyond... That's The Weekley Way!



## David Weekley Homes