

FACTS & INCLUDED FEATURES

PEACE OF MIND

THE PERSONALIZED TOUCH

- **Homeowner Portfolio** - we believe the homeowning process is so important, we wrote a book on it
- **Personal Builder Program** - Up to 4 homebuyer meetings with your Personal Builder during the construction process of your home
- **Buyer/Home Introduction** before closing with your Personal Builder to assure total Customer Satisfaction
- **Final Home Buyer Meeting with your Warranty Service Representative** after closing your home
- Every **David Weekley Home** comes with the opportunity to select from a list of special upgrades and options allowing you to further personalize your home to fit your lifestyle

KITCHEN

- Spacious kitchen designs with large islands or breakfast bars and pantries with deep shelving
- Recessed cans for superior lighting
- Merillat cabinetry finished with spacious 36" uppers and choice of decorative knobs and pulls; choice of stain colors with a variety of wood species, stains and glazes available through our Custom Choice offerings
- Stainless steel GE kitchen appliances including electric range with self-cleaning oven, upgraded dishwasher with QuietDesign, and Spacemaker microwave
- Quartz countertop in choice of 3 popular colors with 12x12 full ceramic tile backsplash set straight
- Undermount 18-gauge stainless steel sink with Moen single handle faucet
- 1/3 HP garbage disposal
- Laminate hardwood floors in kitchen and breakfast area
- Icemaker connection for refrigerator

OWNERS RETREAT & MASTER BATH

- Spacious and private Owner's Retreat with unique window designs
- Roomy walk-in closet
- Prewired for ceiling fan
- Prewired with Cat 5E, 4 pair twisted phone wiring
- Prewired for cable TV with RG6 Quad Shield cable
- Vanity with 2 sinks
- Storage for linens - per plan

OWNER'S RETREAT & MASTER BATH

- Elegant cabinetry with choice of decorative knobs and pulls; quality concealed hinges and drawer glides covered under lifetime warranty
- Designer light fixtures in brushed nickel
- Oversized mirror
- Quartz slab countertop in choice of 3 popular colors
- Upgraded Moen chrome faucets
- Clear, safety glass-enclosed shower with chrome trim to showcase beautiful 6x6 ceramic tile surround
- Posi-temp pressure balance valve in shower
- Luxurious, oversized Sterling tub with deck-mounted Moen chrome faucet and ceramic tile surround - per plan
- Private water closet for toilet - per plan

INTERIOR

- LifeDesign architecture featuring special attention to Sight Lines, Room Placement, Traffic Patterns, Windows and Light, and Massing and Proportion
- 10' ceilings on main level, 9' ceilings on second floor
- Private studies in select designs
- Unique plant ledges and/or art niches in select designs
- Professionally-selected decorator paint enhanced with accent trim featuring your choice of designer colors
- Plush carpet in choice of colors with hypoallergenic pad
- Classic 12x12 ceramic floor tile in choice of 5 classic colors in utility, secondary baths and master bath - per plan
- Laminate hardwood floors in kitchen, breakfast area/dining area (per plan), entry and powder bath
- Stylish brushed nickel designer light package by Progress
- Brushed nickel overhead light fixtures in all bedrooms
- Dimmer switch for dining room chandelier
- Contemporary interior doors highlighted with Schlage satin nickel knobs with manufacturer's 5-year finish warranty
- Privacy lock on secondary baths and owner's retreat
- Entertainment area for audio/video components and flat screen tv
- Ceiling fan in family room

INTERIOR CONTINUED

- Contemporary Kohler pedestal sink and decorative oval mirror in powder room
- Quartz slab countertop in choice of 3 popular colors in secondary baths
- Moen faucets in all baths
- Posi-temp pressure balance valve in all showers
- Ceramic tile over HardieBacker for superior moisture resistance and durability in all shower and tub areas
- Water-conserving elongated Sterling toilets
- Structured wiring system including : CAT 5E wiring; phone/data in kitchen and owner's retreat; phone/data/video/video (Quad) in family, owner's retreat and study/loft; phone/video in secondary bedrooms. All with the flexibility to locate the above items at the homeowners discretion
- Eaton load center with high voltage surge protection and lifetime breakers
- Complete alarm system including one keypad; one motion detector; one siren; contacts at all entry doors; contacts at all operable main level, basement level and 2nd floor accessible windows; two glass break detectors; security monitoring for one year (requires homeowner to have land phone line)
- Combination carbon monoxide/smoke detectors with battery backup - qty. per plan
- Rough-in bath plumbing in basement
- Tamper- and weather-resistant receptacles providing added protection from electrical shocks and effects associated with wet locations

EXTERIOR

- GAF-ELK Timberline architectural shingles with 30-year manufacturer's limited warranty
- Dow Weathermate housewrap
- Cemplank easy-maintenance, cement siding with 25-year limited warranty (see sales consultant for specific details)
- 2-car garage with a generous 18-foot wide, 7-foot high steel door Genie garage door opener and exterior coach lighting per plan
- Professionally-selected exterior paint palettes with body, trim, and accent combinations
- Custom painted front entry Thermatru door with frosted glass panels and Schlage brushed nickel handset
- Standard front yard landscaping with sod, shrubs, decorative rock, automatic sprinkler system for turf areas, drip irrigation for plantings
- Fence per community design guidelines
- Concrete basement window wells with custom-fit iron window well covers
- Metal roofs on select plans

WARRANTY/VALUED CONSTRUCTION TECHNIQUES

- 10-year Home Builder's Limited Warranty transferable upon sale of your home in the first 10 years
- 2-year warranty on portions of major mechanicals
- 1-year limited warranty on defects and workmanship
- Individually-engineered foundations for lot specific soil conditions
- Interior drain system at basement with sump pump
- Nailed, glued and screwed (tongue and groove) subflooring
- Active radon mitigation system

DAVID WEEKLEY'S ENERGYSAVER PROGRAM

- EFL Program - Diamond Level with energy usage guarantee
- R-23 blown fiberglass insulation in exterior 2x6 walls
- R-38 blown insulation in ceilings
- R-19 vinyl faced fiberglass insulation in basement
- R-11 batt insulation in crawl space walls
- Full OSB wrapped exteriors
- Engineered Boise Cascade I-joint floor system
- Balanced home ventilation system with energy-efficient Panasonic WhisperGreen exhaust fan
- HardieBacker for superior moisture resistance and durability in all shower and tub areas
- Safe, non-corrosive Uponor PEX plumbing system with 25-year warranty on pipes and fittings
- Energy-conserving liquid foam air infiltration package
- Ductwork and plenum sealed with hard cast mastic
- Ductwork cleaned with a high-powered vacuum system by MonsterVac to clear construction debris prior to closing
- Jump ducts throughout to provide a path for return air
- Flashing at sills to provide a water resistant barrier at windows
- Energy-conserving sill seal around base plates to reduce air infiltration
- Energy Star qualified Milgard double-paned Low-E vinyl thermal windows throughout
- 92% efficient sealed combustion gas furnace
- Energy-efficient, Energy Star-qualified Rinnai natural gas tankless water heater
- Honeywell programmable thermostat
- Low VOC Sherwin William's paints
- Multiple independent third-party performance verification inspections