

Facts and Features – Twin Oaks

PEACE OF MIND

THE PERSONALIZED TOUCH

- **Homeowner Portfolio** – We believe the home ownership process is so important, we wrote a book on it.
- **Personal Builder Program** – Up to 4 meetings with your Personal Builder during the construction of your home.
- **Buyer/Home Introduction** – Your Personal Builder will orient you to all of the components of your home before closing in order to assure total Customer Satisfaction.
- **Warranty Orientation Meeting** – Your Warranty Service Representative will meet with you in your new home shortly after closing to review the warranty service procedures with you.
- Every **David Weekley Home** comes with the opportunity to select from a list of special features and options, allowing you to further personalize your home to your family's lifestyle.

INTERIOR

- LifeDesign architecture featuring special attention to Sight Lines, Room Placement, Traffic Patterns, Windows and Light, and Massing and Proportion
- Spacious 10' first floor ceilings and 9' second floor ceilings in select designs
- Art niches and Plant ledges in select designs
- Unfinished basement with 8' walls
- Decorative single piece 5 ¼" crown molding in the entry and on entry columns
- Decorative single piece 5 ¼" crown molding in the dining room with chair rail
- Unique Flex Options per design to personalize to your family's lifestyle
- Traditional stairway with stained newel posts and handrail
- Professionally selected decorator paint enhanced with accent trim
- Shaw® "Redbud" carpet with 5 lb carpet pad
- Durable Mannington® "V-Lock" Laminate flooring in the entry, kitchen, breakfast room, and rear entry
- Elegant ceramic tile in the master bathroom and toilet room
- Mannington® "Initiator" vinyl flooring in the utility room and secondary bathrooms
- Gerber® "Maxwell" elongated toilets in all bathrooms
- "Dover" Series brushed nickel lighting package by Kichler®
- Cultured marble vanity tops in all bathrooms
- Ceiling lights in all bedrooms
- Privacy locks on all secondary bedrooms, bathrooms and the owner's retreat
- Pre-wire for ceiling fan in owner's retreat and family room
- Kwikset® "Regina" satin nickel door hardware
- Smooth finish two panel interior doors
- Walk-in closets in select secondary bedrooms
- Switched outlet in the owner's retreat
- Backpack racks in the rear entry on select plans
- Elegant pedestal sink and decorative oval mirror in powder room
- Delta® "Classic" series faucets in all bathrooms
- On-Q Enclosure with structured wiring including (4) phone and (4) cable outlets
- 2 GIG Security System with home automation base station
- Traditional style trim package

KITCHEN

- Spacious kitchen designs with large islands and pantries with deep shelving
- Recessed can lights for superior lighting
- Elegant Aristokraft® "Sinclair" flat panel staggered cabinet design with crown molding
- Stainless Steel Frigidaire Kitchen appliances including electric smooth top self cleaning range, Quiet Design dishwasher and built-in microwave oven
- Convenient icemaker connection for refrigerator
- Granite countertops and island with custom ceramic tile backsplash
- Durable Mannington® "V-Lock" laminate flooring
- Tritan, Hercules double basin 50/50 stainless steel under-mount sink
- Durable Insinkerator® Badger 1/3 Horsepower garbage disposal

OWNERS RETREAT & MASTER BATH

- Conveniently pre-wired for ceiling fan for both comfort and efficiency
- Gerber® “Maxwell” elongated toilet in the water closet
- Spacious walk-in closet
- Ceramic tile in the master bathroom and toilet room
- Cultured marble vanity tops with 4” backsplash in the master bathroom
- Aristokraft® 35” tall Sinclair Cabinets
- Luxurious, oversized tub with tile surround on tub deck and tub face
- Separate enclosed shower with clear safety glass and chrome trim to showcase the ceramic tile surround
- Practical oversized mirrors
- Private water closet
- Kichler® “Dover Series” designer light fixtures in popular brushed nickel finish
- Delta® “Classic Series” faucets in beautiful chrome finish

EXTERIOR

- Porter® Custom Paint Program designed exclusively for David Weekley Homes
- American made brick from Boral® or Hanson®
- Durable James Hardie® siding
- Beautiful Masonry front (per elevation)
- Fully sodded front and side yards
- Hydroseeded back yard
- Two conveniently placed exterior hose bibs
- Two weatherproof GFI outlets
- Professionally designed and installed landscaping package
- Two car side entry finished garage
- 16’ X 7’ non-insulated garage door
- 1/2 horsepower garage door opener with two transmitters for main door
- Kichler® Tannery Bronze coach lights
- Aluminum 5” gutters with 2” X 3” downspouts
- 12’ x 12’ Concrete Patio
- GAF® “Royal Sovereign” 25 year 3 tab shingles
- Steel Double Bore exterior door with Dakota handset with Venetian Bronze finish by Kwikset®
- Decorative shutters per elevation

VALUED CONSTRUCTION TECHNIQUES AND ENERGY SAVER PROGRAM

- John Mansville® R-38 blown fiberglass insulation in the attic
- John Mansville® R-19 batted insulation in 2’ X 6’ exterior walls
- Dow® Styrofoam exterior sheathing R-3
- Wall construction providing an overall R-23 value.
- Bradford White® 50 gallon quick recovery gas water heater
- Lennox® 93% efficiency gas furnace and 13 SEER AC
- Hardi backer in all wet areas
- Borate treated sill plates
- Low E3 single hung Silverline® windows
- Uponnor® PEX plumbing system

WARRANTY

- 10 year Homebuilder’s Warranty transferrable upon sale of your home in the first 10 years
- 25 year transferable basement waterproofing warranty
- 4 year roof warranty on faulty workmanship and materials
- 2 year warranty on portions of major mechanical
- 1 year limited warranty on workmanship and defects