



**DAVE R. WILLIAMS**  
**HOMES, L.P.**

## INCLUDED CUSTOM FEATURES

*As the original builder of the Texas Basement, it is included in ALL of our homes!!*

### APPLIANCES

- Wolf/Subzero appliance package with 42" built-in refrigerator

### COUNTER TOPS

- Kitchen/Butler's Pantry/Wet Bar/Larder: Quartz or granite surface with porcelain tile back splash
- Master Bath, Powder Bath, Secondary & Guest Baths: Quartz or granite with under-mount sinks
- Utility: Granite with 4" back splash

### CABINETS

- 9' cabinet height in kitchen vs. 8' production builder
- Concealed "European" hinges
- Custom made per plan and finished on site
- Inset panel doors in Master, Kitchen & Larder
- Stain-grade maple wood

### CARPET

- Elegant upgraded carpet allowance - over ½", 8 lb. deluxe cushion pad

### TILE

- Generous square foot allowance including various shapes and sizes

### DESIGNER SELECTIONS

- 24 hours (vs. standard 3 hrs) design time with designer to coordinate selections

### ELECTRICAL

- Rocker light switches throughout
- 2 Floor plugs in Family Room

### EXTERIOR DOORS

- 8' solid front door - wood or decorative iron door with insulated glass

### EXTERIOR

- Choice of king-sized brick with gray or buff mortar
- One-of-a-kind elevation design with generous allowance of exterior materials (per plan)

### FIREPLACES

- 48" Golden Blount is standard or 55" linear style or equivalent gas appliance
- Faces of brick, porcelain tile or stone
- Mantle is wood or stone

### FLATWORK

- 2500 P.S.I. strength concrete with steel reinforcing
- Front porch is faced in brick to match exterior
- Broom finished patios and stoops

### FOUNDATION

- Installed per engineer's design with a minimum strength of 3000 P.S.I. concrete
- Post-tension slab designed by structural engineer
- Soils test by geotechnical engineer

Included custom features are subject to change without notice. 1/1/2023



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## **INCLUDED CUSTOM FEATURES**

### **GARAGE DOOR**

- Cedar clad sectional door with torsion spring & decorative panels (per plan)
- One (1) automatic opener per door & keyless entry pad

### **GUTTERS & DOWNSPOUTS**

- Full continuous seam, 6" aluminum gutters with 3 x 4 downspouts from approved samples
- Downspouts tied into underground drains

### **HARDWARE - EXTERIOR**

- Front Door: BHP Designer Door Hardware with single-cylinder deadbolt in various finishes
- Garage & other exterior doors: Key lock with single-cylinder deadbolt

### **HARDWARE - INTERIOR**

- BHP Designer Lever Door Hardware or equivalent in various finishes
- Metal closet rods & supports
- Cabinet door hardware included in utility, kitchen, master bath, secondary & powder baths

### **HEATING & A/C**

- Air conditioning SEER rating of 16
- Honeywell programmable setback thermostats
- Carrier equipment

### **HOME SYSTEMS**

- Full security system installed including 2 keypads and covering all operable windows and exterior doors
- 5 phones (CAT6 x 5 locations), 5 DTV, (1 coax + CAT6 x 5 locations)
- 1 x 2 (1 coax + 2 CAT6 x 2 locations)
- (1) 5.1 Surround Sound pre-wire

### **INSULATION & ENERGY**

- Energy Star "Certified" Home Builder
- Member Home Builder Green Built North Texas
- Blown-in, R-40 fiberglass or cellulose in ceilings
- Blown-in, R13 cellulose in exterior walls
- R19 fiberglass batts in knee walls and single member ceilings
- Poly-foam in all exterior and plate penetrations

### **INTERIOR DOORS**

- Solid core doors throughout

### **INTERIOR TRIM**

- Large Crown molding in Foyer, Formal Dining, Family Room (if applicable, per style of home) Master Bedroom, Master Bath
- Designer "wide" baseboards in Foyer, Formal Dining, Formal Living, Study, Family Room, Game Room, Media Room, Kitchen, Nook, Master Bedroom & Master Bath



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## **INCLUDED CUSTOM FEATURES**

### **INTERIOR WALLS**

- Orange peel texture throughout home

### **LANDSCAPING**

- Package includes full sod & irrigation up to 1 acre lot, bed preparation, plants and 3 trees
- Complimentary design meeting with landscape architect

### **LIGHT FIXTURES**

- Generous allowance for decorative fixtures selected by homeowner

### **MIRRORS/SPECIAL GLASS**

- Framed mirrors above all vanities

### **OUTDOOR LIVING**

- Generous outdoor living areas and oversized garages with painted garage floor

### **PLUMBING**

- Standard free-standing tub in master with 48" hard surface behind tub
- Standard height, elongated, low-flow commodes & under mount porcelain bowls in all baths
- Four (4) exterior, frost-resistant hose bibs
- Blanco Precis under mount, composite kitchen sink
- Two (2) tankless water heaters

### **PLUMBING FIXTURES**

- Kitchen Sink: Delta Leland Series or equivalent in rubbed bronze, black, satin nickel, stainless steel or champagne bronze finish with pull-out spray head
- Master Bath, Powder, Guest & Secondary Baths: Delta Series in rubbed bronze, black, satin nickel or champagne bronze finish with 8" spread on vanities

### **ROOFING**

- Owens Corning Oakridge Series Limited Lifetime Warranty
- Choice of approved colors
- Radiant barrier roof decking & roof vents (as required)

### **SHELVING**

- Eight by eight (8 x 8) feet of shelves included in garage

### **WARRANTY**

- Six (6) year limited by Maverick

### **WINDOWS**

- Vinyl exterior frames in white, desert sand or black with white or desert sand interiors and Low-E insulated glass & tilt out sash
- Divided light glass on front elevation with clear glass on side & rear elevations
- Ten (10) year manufacturer's limited warranty on seal breakage & mechanical parts

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