



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 1/2", 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
- Floor plug 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)
- Custom designed mailbox with cast stone address plate

FIREPLACES

- 42" Golden Blount in standard or 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. 1/1/2021



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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 (CAT5 x 5 locations), 5 DTV, (1 coax + CAT5 x 5 locations)
- 1 x 2 (1 coax + 2 CAT5 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, 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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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 stained 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) Navien tankless water heaters

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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

- Ten (10) year limited by Centricity

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