

# Westheimer Lakes

## Get More out of Your Home

### Included Features

#### High Performance Living with Cost Savings and Comfort



- **Spray foam insulation**
- Efficient R-6 flex duct on A/C and heating systems
- Manabloc structured plumbing system
- **Goodman 15 SEER ARI Matched A/C system with 95% variable speed furnace**
- Air barrier and additional sealing to reduce air leakage
- **Rinnai Tankless Water Heater**
- **MERV 10 media filter**
- KWAL low Volatile Organic Compound paints
- GE EnergySmart CFL bulbs
- Energy Star rated Honeywell programmable digital thermostat
- Whirlpool Energy Star appliances
- Moen water saving plumbing fixtures
- Mohawk low Volatile Organic Compound carpet
- **Blower door and duct blaster testing on each home**
- **OWL energy monitor**
- Carbon monoxide detectors (one per story)
- **Home Energy Rating score on each plan**
- 100% Energy Star tested
- Advanced framing techniques for a tighter sealed home
- Drought resistant native plants
- Mastic sealed ductwork
- Low-E energy efficient vinyl windows

#### Quality Construction

- Tyvek weatherization provides protection against water and moisture
- American made ACME clay brick
- Durable Certainteed siding and soffit fascia
- 10 year structural warranty program
- 16" stud spacing
- Smoke detectors with battery backups
- **Resource efficient finger-joint studs**
- **OSB Panels securing the top and bottom plate**
- Engineered and inspected post-tension foundation

#### The Beazer Experience

- **F.O.C.U.S inspection- 800+ item checklist**
- **3rd party quality inspections of foundation, framing, and at the final construction phase**
- New home orientation with builder
- **Dedicated customer care and service warranty department available 24 hours a day, 7 days a week**
- MyBeazerHome.com, a website personalized for your new home experience
- Personal design consultation at Beazer's design studio

#### Beautiful Kitchens

- **Beautiful Silestone countertops**
- **Undermount stainless steel sink**
- Recessed can lighting in kitchen and breakfast area (per plan)
- 42" recessed panel Timberlake cabinets with hidden hinges and custom crown molding
- Whirlpool appliances - microhood vented to outside, gas range, dishwasher
- 1/3 Horsepower garbage disposal

#### Elegant Baths

- **Relaxing 42" garden tub and separate glass enclosed shower in owner's bath**
- Cultured marble vanity tops with dependable Moen faucets
- **Timberlake stained Oak vanity cabinets in all bath**
- One medicine cabinet per full bath
- Double sink vanity in owners bath

#### Inside Your New Beazer Home

- Well-designed plans with raised ceilings, arches, niches and plant ledges (per plan)
- Crown molding in entry
- **Raised panel interior doors with brushed nickel hardware**
- Gas and electric dryer connections
- Tile flooring in entry, kitchen, breakfast area, all baths, utility and powder room
- 3 speed ceiling fans in family room and owners bedroom and pre-wired in all secondary bedrooms
- Brushed nickel lighting fixtures in focal areas
- **2" faux wood blinds on operable windows**
- Home networking package- 5 cable and 5 phone outlets
- Signature Land Tejas structured home wiring package
- Stylish rounded sheetrock corners
- Full security system with key pad
- Spacious walk-in closets (per plan)
- Stair parts with stained hand rails and newel posts (per plan)

#### Outside Your New Beazer Home

- **Fully sodded front and back yard with landscaping package and 6' privacy fence**
- Six panel fiberglass front door
- Spacious covered patio (per plan)
- Coach light on garage above cast stone engraved address block
- Front Gutters and down spouts
- 2 hose bibs
- Kwikset locks on all exterior doors with brushed nickel handsets
- 30 year Certainteed architectural shingles
- Fully bricked sides
- Upgraded Sonoma garage door

