

DESIGN TECH HOMES

CUSTOM  BUILDER

YOUR

all-inclusive

FOREVER

HOME

CUSTOM SERIES

Excellent Craftsmanship

Every Design Tech home in the Custom Series includes the following standard features for strength, longevity, comfort and style:

STRUCTURAL

- Site-specific, engineered foundation
- Engineered frame
- 2 x 4 stud grade studs - 16" on center
- 2 x 6 rafters and joist - 19.2" on center
- Open web floor truss system on 2 story homes
- Entire home wrapped with Structural OSB sheathing
- Entire home protected with Tyvek® HomeWrap Vapor Barrier
- Termite and rot resistant sill plate
- Radiant Barrier roof decking

MECHANICAL

- Trane 16 SEER HVAC system - Energy Star® Rated
- Return air vents in all living areas
- Fresh air intake
- Whole home media filter
- 10 year compressor warranty
- 20 year heat exchange warranty
- Uponor Grade A Pex Water Piping
- 12 gauge wiring
- Whole home surge protection at the breaker box
- Minimum 50 gallon water heater
- Electric or plumbed for gas / LP included
- Wifi enabled thermostat

ENERGY EFFICIENT FEATURES

- All homes are Energy Star® Certified by third Party
- R-15 BIBS ultimate high performance insulation system
- R-38 attic insulation
- Polycell expanded foam around all doors, windows, exterior toe plates, and exterior top plates
- All duct work sealed with mastic
- Radiant barrier roof decking
- American made double pane LOW E3 windows with 10 year glass seal warranty included
- LED lighting throughout home
- Ridge vents and air hawk venting of roof
- Continuously vented Hardi Soffit
- Complete home wrapped in Tyvek®

INTERIOR FEATURES

- Rounded sheetrock corners nailed and screwed to walls and ceilings
- 8' doors with multiple selections of interior door profiles
- 42" Hearth and Home® wood-burning fireplace or 60" Allusion® Contemporary linear electric fireplace (per plan)
- 3 ceiling fans with light kits with choice of locations
- Decorative light fixtures
- Painted or stained all wood cabinets with dovetail construction, full extension drawer guides, soft close door and drawers
- 3 cm granite for kitchens and baths
- Rectangle or oval porcelain undermounted vanity sinks
- Tile or luxury vinyl plank flooring in family room, foyer, kitchen, pantry, breakfast, utility and bathrooms
- Quality PPG Pittsburgh Paints® - two colors (walls and ceilings); third color for trim
- Delta Faucets with multiple finish selections
- Elongated toilets and ideal height commodes throughout home
- Wall and ceiling texture with choice of finish
- Trim package including 5 ¼" baseboards and 4 ¼" crownmolding at foyer, dining, family and master bedroom
- Outlets located under kitchen cabinets not in backsplash
- Kwikset® door hardware throughout home
- Tile backsplash
- Master bath soaker tub with tile skirt or freestanding soaker
- Choice of Whirlpool or ZLine stainless steel kitchen appliances
- LED recessed lighting
- Decorative wrought iron or wood stair balusters
- Framed mirrors
- Minimum ceiling height throughout home is 9'

EXTERIOR FEATURES

- HardiePlank® fiber cement siding, brick, stucco or natural stone, per plan
- CertainTeed Landmark® dimensional roof shingles with synthetic underlayment limited lifetime warranty and Streakfighter®algae-resistant technology
- Seybro® decorative mahogany front entry door with multiple choices of styles
- Quality PPG Pittsburgh Paints® - two colors (siding & trim); third color for shutters/louvers/beams

GARAGE

- Garage included with all homes – size may vary per plan
- Wayne Dalton® 8' tall insulated steel Garage door
- Garage door opener: ½ HP belt drive with 2 remotes per opener - wifi enabled
- All attached garages are sheetrocked and textured

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Home Automation

Every Design Tech home in the Custom Series includes the latest in smart home technology for your family's convenience and peace of mind:



SECURITY CONTROL

- Alarm.com Smart Security System with Home Control
- Advanced color touch-screen controller with Voice Control
- Fully-wired system with contacts on exterior doors and all accessible windows
- Arm and disarm your security system from any mobile device or PC
- Remote Control and Notifications – Receive important alerts about events occurring in and around your home



THERMOSTAT CONTROL

- Programmable thermostat saves up to 33% on annual heating and cooling costs
- Thermostats can automatically adjust every time you arm or disarm your security system
- Control thermostats on-the-go via your smartphone/remotely

LOW VOLTAGE WIRING

- 2 locations with dual socket wall charging station with dual USB ports
- (5) CAT5e & RG6 (TV/cable/satellite) combo drops
- (2) CAT5e (phone & network) drops
- (1) Home Office Hideout drop

LIGHTING CONTROL

- Turn lights on/off automatically when arming or disarming security system
- Program scenes and schedules for ambience and security
- Automatically turn lights on before you get home from work and off after you've gone to bed
- Control lights from any remote location



LOCK CONTROL

- Door Lock
 - Unlock your door from the comfort of your office from your smartphone or tablet
 - Set your door to lock when you arm your security system
 - Unlock automatically when your child gets home from school
- Garage Door Controls
 - Wondering if you forgot to close your garage door? Close it right from your smart phone.
 - Set your garage to close whenever your security system is armed for extra peace of mind
- Video Doorbell
 - See who's there... from anywhere
 - Receive alerts when visitors are at your door
 - Enjoy two-way conversation with visitors on iPhone or iPad
 - View color HD camera live day or night
- Voice Control
 - Convenient built in voice commands help your day run smoothly
 - Say "Leave the House" to arm your security system, lock your door, close your garage and set your thermostat for energy savings

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Quality Assurance



UNPARALLELED ENERGY EFFICIENCY

Design Tech Homes is the only custom builder in Texas whose homes are 100% inspected and certified by EPA's ENERGY STAR®. Ask your New Home Consultant for a list of features and benefits of building an ENERGY STAR® home.

HEALTHIER INDOOR AIR QUALITY

Design Tech Homes is the only custom builder in Texas whose homes are 100% inspected and certified by EPA's Indoor airPLUS®. Ask your New Home Consultant for a list of the features and benefits of building an Indoor airPLUS® home.

QUALITY ASSURED INSPECTIONS

Design Tech Homes are inspected and certified for quality assurance by the GUARDIAN CERTIFIED INSPECTION PROGRAM™ at 10 critical stages of construction, including:

- **Foundation (pre-placement)**
The pre-placement inspection is designed to insure that the foundation make-up is per plan and meets existing, applicable codes.
- **Plumbing (grounds)**
Plumbing grounds are inspected for proper installation, as well as water tested to minimize the chance for underground leaks.
- **Foundation Placement**
The foundation design and make-up are only as good as the concrete materials being placed within the forms. An on-site inspector monitors the placement of all concrete materials.
- **Frame**
All framing is inspected to comply with all applicable codes and all engineered plan requirements.
- **Plumbing (rough-in)**
All piping within the frame is inspected for code compliance prior to the installation of insulation and sheetrock.
- **Electrical (rough-in)**
All electrical components such as conductors, boxes, etc., are inspected for code compliance.
- **HVAC**
HVAC systems are inspected for code compliance as well as proper installation. All ducts within the system are tested for leaks.
- **Blocking/insulation**
All infiltration points into the conditioned space are inspected for properly sealed blocking. Insulation is inspected for proper installation and code compliance.
- **Final code**
A final inspection encompasses code compliance and workmanship.
- **Energy code**
The final energy tests must prove, through performance, the efficiency of the home. Duct blaster and blower testing is performed to receive an energy certification.

20-YEAR WARRANTY COVERAGE

We are confident in the quality construction of our homes. Not only do we provide a standard, limited 1-Year Workmanship Warranty, we exceed industry standards by providing a 20-Year limited Structural Warranty on your new home. Now you can have even greater peace of mind knowing your home is built to last.

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