

## **AFTON VILLAGE ESTATES**

All ten homes to be built at Afton Village Estates will be built in per architectural plans drawn by RKS Design Associates Inc. and as engineered by Hendricks Engineers Inc. All plans and structural engineering meet or exceed the City of Houston and the 2014 I.R.C building codes.

### **STANDARD FEATURES AND SPECIFICATIONS**

#### **Construction Standards**

Engineered conventional slab on grade foundation  
Foundation pretreated for termites  
Exterior wall framing 2 x 6 D Fir 16 inch on center  
Engineered 18 inch web trusses with 1 1/8 inch Advantech sub-flooring  
Ceiling joist and roof framing 2 x 8 #2 YP 16 inch on center  
Hardie plank fascia and soffit  
Lifetime GAF shingle  
5/8 inch fire rated sheetrock thru-out entire home with four coat finish  
5/8 inch cement backer board at all tubs and shower walls  
Exterior 100 % conventional Stucco

#### **Energy Efficiency**

Dupont Tyvek house wrap  
Radiant barrier roof decking  
Perforated soffit with 12 inch ridge vents  
Jeld-Wen premium vinyl windows, double pane with Low-E glass  
Navien NPE-240A Tankless hot water heater  
R-19 Fiberglass batts in exterior walls  
R-30 Fiberglass batts in ceilings  
Zoned 14 plus SEER high efficiency Lennox HAVC with R-8 silver flex ductwork.  
Digital / Programmable thermostats  
LED recessed lighting, LED under counter lights and LED exterior lighting  
Ceiling fans in all bedrooms, den living and game room

## **Voice, Data, Sound and Security**

Prewire for smart home control

Prewire CAT 5 for telephone

Prewire RG 6 for cable TV

Prewire for Direct Dish

Prewire 16 gauge speaker wire in den, outdoor patios, game room, master bedroom and master bath

Security system with multiple keypads and prewire for camera monitors

Hardwired smoke and Carbon Monoxide detectors

## **Exterior Features**

Forged steel exterior front door

Tiled porches and balconies

Gutters and downspouts

Underground drainage system

Landscaping and irrigation

## **Interior Features**

All plans elevator capable

Custom built cabinets with full extension soft close drawer guides and hinges

Custom finished out closets with metal hanging rods

Solid core raised panel interior doors

Crown molding and 8 inch baseboard in all rooms

Natural granite or marble on all countertops with 1 1/2inch waterfall edging

Wrought iron stair railings

Kohler fixtures in all bathrooms

Frameless shower door enclosures

Bain Ultra air bath in master bath

Walk-in utility with stainless steel sink

## **Flooring**

3 1/4 inch white oak wood flooring per plans

White oak stair treads

Marble or ceramic tile in master bath

Ceramic tile in secondary bathes and utility

Stain resistant carpeting in all bedrooms

## **Appliances**

Viking appliance package featuring