

AFTON VILLAGE ESTATES

Homes in Afton Village Estates will be built 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 2012 I.R.C building codes.

STANDARD FEATURES

Construction

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
1 1/8 inch Advantech sub-flooring
Ceiling joist and roof framing #2 YP 16 inch on center
Hardie plank fascia and soffit
Lifetime GAF HD shingles
5/8 inch fire rated sheetrock on ceilings & garage
1/2 inch cement backer board at all tubs & shower walls
Exterior 100 % conventional Stucco

Energy Efficiency

Dupont Tyvek house wrap
Radiant barrier roof decking
Perforated soffit with 12 inch ridge vents
Ram Windows, insulated, Low-E glass, Argon gas filled
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 HVAC
R-8 silver flex ductwork
Digital / Programmable thermostats
LED recessed lighting, LED under counter lights
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 selected areas
Security system with multiple keypads
Prewire for camera monitors
Hardwired smoke and Carbon Monoxide detectors

Exterior

Forged steel exterior front door
Tiled porches and balconies
Gutters and downspouts
Underground drainage system
Landscaping and irrigation

Interior Features

Plans elevator ready
Custom Cabinetry with full extension soft close drawer guides and soft close European door hinges
Custom Closets with metal hanging rods
Solid core raised panel interior doors
5 1/2 crown molding and 8 inch baseboard
Granite or marble countertops
Wrought iron stair railings
Kohler plumbing fixtures
Frameless shower doors and enclosures
Bain Ultra Air bath in Master
Walk-in utility with stainless sink
Engineered wood floors per plan
White oak stair treads
Stain resistant carpeting in all bedrooms

Appliances

Bosch stainless steel appliance package
36" 800 Series 5 burner gas cooktop
3 speed 600 cfm downdraft ventilation
30" 800 Series single convection oven
2.1 cu. ft. 500 Series Built-in Microwave
24" 800 Series Dishwasher
36" 800 Series 20.8 cu. ft. counter depth French door refrigerator