



BUFFINGTON HOMES



Orchard Ridge 50's Standard Features

Effective 11/09/17

QUALITY DESIGN

- Post-Tension Reinforced Engineered Slab
- Engineered Roof Trusses
- Professionally Engineered Web Floor Truss System
- All Wall Framing 16" On-Center
- 10-Year Structural Limited Warranty

EXTERIOR FEATURES

- Professionally Designed Exterior Schemes
- Full Sod, Bermuda Sod and 1- 3" Street Tree, Species Determined by Community Design Guidelines, 1- 2" Canopy Tree in Front Yard, 1- 2" Canopy Tree in Rear Yard, 1- 1 1/2 "Ornamental Tree in Rear Yard, 2 Additional Street Trees Required on Corner Lots. On Open Space View Lots, Rear Ornamental Tree to be Replaced With Another Canopy Tree.
- Full Sprinkler System with Drip Irrigation at Beds
- Weather Resistant Electric Outlets at Front and Rear
- Two Exterior Water Faucets per Plan
- 6-8 Raised 6 Panel Painted Fiberglass Front Door
- 6-8 Full-Lite Metal Rear Door
- 6' Wood Privacy Fence with 1 Gate. 1x6 Western Red Cedar Pickets #2 or Better Grade With Flat Tops, Good Neighbor Style, 4x4 Treated Wood Fence Posts, 2- 2x4 Rails on Interior Side Yard And Rear Yard Lines. Upgraded Wood Fence on All Side Yard Returns and Identified Corner and Rear Lot Lines.
- Screen and Metal View Fencing as Noted on Lots per Attached
- 20-Year Limited Warranty Shingles
- 3 x 3 Uncovered Flatwork Stoop at Rear Door
- Insulated Garage Door

INTERIOR FEATURES

- Level 1 Ceramic Tile From Builder's Selection in Entry, Kitchen, Breakfast, Utility Powder, Master Bath, and Secondary Bath(s) per Plan. Laid Straight
- Low VOC Flat Interior Latex Wall Paint and Semi-Gloss Enamel Trim
- Rounded Sheetrock Corners (Excluding Windows)
- Blocked and Wired for Ceiling Fans in the Master Bedroom and Family Room
- Low Voltage Power Line Run From the Structured Wiring Enclosure to the Keypad Locations for Future Wireless Security System. Window Contact Sensors are not Included but are Available as an Option
- Z-Wave Home Automation Hub is Included and Will be Provided After Closing When Internet Connectivity is Available
- 14" structured wiring enclosure with (1) CAT5e, (1) RG6 Quad Coax, (1) 16/2 low voltage wire run to service location.
- (1) CAT5e at kitchen. Additional outlets available as an option.
- Includes (1) RG6 Quad Coax, (1) CAT5e at family room, master bedroom, gameroom and media room, where applicable per plan.
- Includes (1) CAT5e, (1) CAT6, (1) RG6 Quad Coax at study and flex rooms per plan.
- (1) CAT6 at computer desk locations per plan.
- Media Rooms, per Plan, includes 5.1 surround sound prewire with (4) "contractor" speakers, 5.1 speaker binding posts (center channel and subwoofer pre-wired only).
- Level 1 Nickel Finish Interior Light Package
- Raised Panel Interior Doors with Satin Nickel Door Knobs
- Dead Bolt and Keyed Door Knob at Front Entry Door

- Sheetrock Half Walls with Wood Cap at Stairs

POWDER ROOM

- Pedestal Sink, per Plan, with Moen Chrome Faucet
- White Elongated Commode

MASTER BATH SUITE

- 42 X 60 Walk-In Shower with White Acrylic Pan and Level 1 Tile Surround Laid Straight, 82" Minimum Height.
- 1.6cm White Corian Countertop With Square Edge and Single Rectangular Porcelain Undermount Sink. Upgrades available from Builder's selection.
- Moen Chrome Faucets with Chrome Bath Accessories
- 42" Height Mirrors with Polished Edge, per Plan
- White Elongated Commode
- Obscure Window, Per Plan

SECONDARY BATH

- 1.6cm White Corian Countertop With Square Edge and Rectangular Porcelain Undermount Sink
- Porcelain on Steel Tub with Slip Resistant Bottom (60"X30"X14 1/4")
- White Elongated Commode

KITCHEN

- Level 1 Gas Black Whirlpool Appliance Package
- Moen Integra Chrome Faucet with Pull-Out Spout
- Free Standing Island Cabinet (Level A) with Doors on One Side or Sheetrock Wall with Attached Cabinet (Doors on One Side) (Level D) per Plan.
- Standard 33" x 22" stainless steel two compartment 8" deep undermount sink
- 1/2 HP Disposal
- Level One Kent Moore Poplar Cabinets with 30" Uppers, Standard Crown Molding, and Square Flat Panel Doors
- Level 1 Corian Countertops with Level 1 Ceramic Tile Backsplash on Diagonal
- Recessed Can Light Package, Per Plan, With BR30 Led Lamps

ENERGY EFFICIENCY AND TECHNOLOGY

- Radiant Roof Decking
- Vinyl Windows with Low E Glass. White or Tan Frames (per Color Scheme) With Tilt-In Sash on Operable Windows
- 14.0 SEER Air Conditioning System with R-8 Ducts
- Programmable Thermostat at First Floor
- R-13 Insulation in all Exterior Walls (excluding Garage)
- R-38 Insulation in Attic (R-19 in Sloped Ceiling)
- One 50 Gallon Water Heater for up to 2 1/2 Baths and Two 50 Gallon Water Heaters for 3 or more Baths
- Pre-wire for Garage Door Opener
- Pre-plumb for Future Water Softener
- 100% of All Bulbs are LED, Except Fluorescent Lighting Areas
- 1.28 Gallon Flush Commodes

PLEASE NOTE: Features, brands and products may be substituted or changed due to supply limitations, changes to building codes or design changes without notice.

600 Goldenwave Way
Liberty Hill, TX 78642
Tel. 512.688.5199

FOR MORE INFORMATION CONTACT:





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- Full Sprinkler System with Drip Irrigation at Beds
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- Two Exterior Water Faucets per Plan
- 6-8 Raised 6 Panel Painted Fiberglass Front Door
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- 20-Year Limited Warranty Shingles
- 3 x 3 Uncovered Flatwork Stoop at Rear Door
- Insulated Garage Door

INTERIOR FEATURES

- Level 1 Ceramic Tile From Builder's Selection in Entry, Kitchen, Breakfast, Utility Powder, Master Bath, and Secondary Bath(s) per Plan. Laid Straight
- Low VOC Flat Interior Latex Wall Paint and Semi-Gloss Enamel Trim
- Rounded Sheetrock Corners (Excluding Windows)
- Blocked and Wired for Ceiling Fans in the Master Bedroom and Family Room
- Low Voltage Power Line Run From the Structured Wiring Enclosure to the Keypad Locations for Future Wireless Security System. Window Contact Sensors are not Included but are Available as an Option
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