



BUFFINGTON HOMES



Whisper Valley - Bridges Series Standard Features

Effective 6/12/20

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

Interior Features

- Level 1 Vinyl plank Laid Straight at Entry, Kitchen, Breakfast, Utility, Powder, Master Bath & Secondary Bath.
- Level 1 Carpet From Builder's Selection With 3/8" Pad Per Plan.
- Squared Sheetrock Corners (excluding Windows)
- Low VOC flat latex wall paint
- Blocked and Wired for Ceiling Fans in the Master Bedroom, Family Room, and Secondary Rooms
- 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
- Google Home 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 room, 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 Kwikset Regina Satin Nickel Interior Door Knobs.
- Deadbolt and Keyed Door Knob at Front Entry
- Sheetrock Half Walls with Wood Cap at Stairs
- Full Extension Drawer Guides
- Gas to dryer not available.

Powder Room

- Pedestal Sink with Moen Chrome Faucet
- White Elongated Commode

Master Bath Suite

- Separate Tub/Shower. 39"X59" Drop in White Acrylic Tub With Lvl 1 Tile Deck and Skirt. White Acrylic Shower Pan, Sizer per Plan, Lvl 1 Tile Surround Laid Straight
- 1.5 Cm Quartz Countertops, Frost White With Flat Polished Edge and Double Rectangular Porcelain Undermount Sinks
- Raised Vanity, Drawer Stacks, per Plan
- Moen Chrome Faucets with Chrome Bath Accessories

- 42" Height Mirrors with Polished Edge, or Per Plan.
- White Elongated Commode
- Obscure Window, Per Plan

Exterior Features

- Masonry veneer front elevation, 1st floor sides and Stucco at front (per plan).
- Covered Patio, per Plan
- Metal Address Plaque
- Professionally Landscaped Yard which includes Full Sod, Shrubs, Ornamental Grass or Succulents, and Trees.
- Full Irrigation
- Weather Resistant Electric Outlets at Front and Rear
- 2 Exterior water faucets per plan.
- 8-0 Raised 6 Panel Painted Fiberglass Door with vertical 1 lite glass insert and Peephole.
- 8-0 Full light Metal Rear Door
- 6' Wood Privacy Fence with Vertical Pickets Between Lots that are Not Street Facing. Horizontal Privacy Fence will be Used Along Street Facing Conditions at Significant Road Ways as Required by the HOA
- 30-Year Limited Warranty Shingles
- Insulated Garage Door

Kitchen

- Bosch energy saving appliances.
- Moen Chrome Faucet with Pull-Out Spout
- Level A Island, Per Plan
- Standard 33" x 22" stainless steel two compartment 8" deep undermount sink.
- Badger V Disposal
- Level One Kent Moore Poplar Cabinets with 36" Uppers, 2" Crown Molding, and Square Flat Panel Doors
- Level 1 quartz Countertops with Level 1 Ceramic Tile Backsplash on Diagonal
- Recessed Can Light Package, Per Plan, With BR30 LED Lamps

Energy Efficiency and Technology

- Radiant Barrier Roof Decking
- Vinyl Windows with Low E Glass and White or Tan Frames with Tilt-in Sash (per color scheme).
- Thermal Energy Supply System
- Geothermal Heat Pump With R-8 Ducts
- Nest smart thermostat. Two story homes will have 2 Nest thermostats.
- R-15 Blown In Blanket System Insulation in all Exterior Walls (excluding Garage)
- R-38 Blown 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, Electric, per Community Utility Providers
- Pre-wire for Garage Door Opener
- 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.

FOR MORE INFORMATION CONTACT:

16508 Moonlit Path
Manor, TX 78653
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Whisper Valley - Capital/Links Standard Features

Effective 6/12/20

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

Interior Features

- Level 1 Vinyl Plank At Entry, Kitchen, Breakfast, Utility, Powder, Master Bath and Secondary Bath(s) Per Plan
- Low VOC Flat Interior Latex Wall Paint and Semi-Gloss Enamel Trim
- Squared Sheetrock Corners
- Blocked for Ceiling Fans in the Family Room, and Bedrooms, per Plan
- Wired for Ceiling Fans in the Master Bedroom and Family Room
- Ceiling Fans with Light Kits 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. Hard Wired Door and 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 Light Fixtures
- 6-8 Hollow Core 5 Panel Hardboard Doors With 2 1/8" FJWP Casing and Satin Nickel Door Knobs
- Dead Bolt and Keyed Door Knob at Front Entry Door
- Sheetrock Half Walls with Wood Cap at Stairs
- Gas to dryer available not available

Powder Room

- Pedestal Sink with Moen Chrome Faucet
- Elongated Commode

Master Bath Suite

- Walk-In Shower with 42 x 60 White Acrylic Pan and Level 1 Tile Surround Laid Straight.
- 1.5 cm quartz countertops, frost white with flat polished edge and Double Rectangular Porcelain Undermount Sinks

- Moen Chateau Chrome Faucets with Chrome Bath Accessories
- 42" Height Mirrors with Polished Edge, per Plan
- Elongated Commode
- Obscure Window, Per Plan

Exterior Features

- Masonry At Front Elevation Only, per Plan
- Stucco At Front, per Plan
- Professionally Landscaped Yard which includes Shrubs, Full Sod and Sprinkler
- Weather Resistant Electric Outlets at Front and Rear
- Two Exterior Water Faucets per Plan
- 6-8 Painted Fiberglass Door with Vertical 1 Lite Glass Insert
- 6-8 Full-Lite Rear Door
- 6' Wood Privacy Fence with Vertical Pickets Between Lots that are Not Street Facing. Horizontal Privacy Fence will be Used Along Street Facing Conditions at Significant Road Ways as Required by the HOA
- 30-Year Limited Warranty Shingles
- Insulated Garage Door

Kitchen

- Bosch Energy Saving Appliances
- Moen Integra Chrome Faucet with Pull-Out Spout
- Level A Island, Per Plan
- 8" Deep Stainless Steel Sink
- Badger V Disposal
- Level 1 Kent Moore Poplar Cabinets with 36" Uppers, 2" Molding at top of Cabinets, and Square Flat Panel Doors
- Lvl 1 Quartz Countertops with Level 1 Ceramic Tile Backsplash on Diagonal or Broken Joint
- Recessed Can Light Package, Per Plan, With BR30 LED Lamps

Energy Efficiency and Technology

- Radiant Barrier Roof Decking
- Vinyl Windows with Low E Glass and Tan Frames, with Tilt-in Sash on Operable Windows
- Thermal Energy Supply System
- Geothermal Heat Pump With R-8 Ducts
- Solar Panels
- Nest "smart" Thermostat(s) per Plan
- Nest Video Door Bell (Installed After Closing)
- Nest x Yale Door (Installed After Closing)
- Google Home Hub (Installed After Closing)
- 100% of All Bulbs are LED, Except Fluorescent Lighting Areas
- R-15 Blown In Blanket System Insulation in all Exterior Walls (excluding Garage)
- R-38 Blown in Insulation in Attic (R-19 Batts 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, Electric, per Community Utility Providers
- Pre-wire for Auto Charging Station
- 1.28 Gallon Flush Commodes

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