



RECOMMENDED AMENITIES FOR  
THE VILLAS AT NAPA OAKS



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## Interior Features

- 10-foot plate ceilings on first story and 8-foot vaulted ceilings on the second stories (per plan)
- 8' Roman style smooth finish raised panel doors with complementary hardware
- Elegant rounded sheetrock corners throughout home, except windows
- Monterrey drag texture
- 5 1/4" Colonial baseboards
- 3 1/4" Colonial door casings
- Painted finger joint window sills with apron
- Elegant waterfall, stairways with stain-grade oak handrail and decorative hardware (per plan)
- Entry coat closet with painted shelf and stained rod (per plan)
- 40" direct-vent fireplaces with custom stone fronts and mantels 10 ft tall (per plan)
- Reversible 5-blade ceiling fan with light kit at family and master bed room
- Hand-laid ceramic tile floor in entry, extended entry, kitchen, breakfast, family room, utility and bathrooms
- Wood floor in Dining Room
- Designer grade 26 oz. polyester PET carpet with 3/8" 6 lb. rebond pad "crush resister" in all other rooms and closets
- Built-in painted particle board shelves and stained wood rods in closets for maximum storage
- Flexible room designs and options for additional bedrooms, baths, dining, study, bonus, media, and game rooms (per plan)
- Arches, niches, columns, plant shelves, and other accents are tastefully located

throughout your home (per plan)

- 4 1/2" crown molding at foyer, kitchen, breakfast, family room and master bedroom perimeter

## Gourmet Kitchen

- Stainless Bosch appliances
- 5-burner Gas Cooktop
- Built-in Microwave
- Built-in Oven
- Energy Star® dishwasher with recessed handle
- 3 CM granite countertops with hand-laid ceramic tile backsplash
- Stainless steel, dual-compartment, 10" deep, under-mount sink with vegetable sprayer faucet and 1/2 hp garbage disposal wired to flush mounted, stainless steel air switch
- 36" base cabinets raised panel and hidden hinges, choice of designer colors
- Sponge tilt-trays at kitchen sink
- 42" upper cabinets maple finished, raised panel adjustable height shelves, hidden hinges & elegant crown molding
- Walk-in pantries with 5 rows of painted shelves, painted spice rack on pantry door and auto light switch (per plan)
- Hand-laid, ceramic tile flooring in kitchen, pantry and breakfast area
- "Chef Prep" island, furniture style, with granite top (per plan)
- Recessed can lighting (per plan)
- Water line in recess box plumbed for future refrigerator ice/water machine
- GE drinking water system

## Elegant Master Suite

- JAPHET Builders designed spacious master suite
- Designer grade 26 oz. polyester PET carpet with 1/2" rebond pad "crush resister"
- Sitting areas (per plan)

- Oversized vinyl windows
- Reversible 5-blade ceiling fan with light kit
- Kohler 60" garden tub, roman tub faucet, elegant ceramic tile deck, skirt and surround
- Separate oversized, shower with tile surround, (as per plan)
- Hand-laid ceramic tile flooring in dressing and commode area
- Split master vanities with granite counter tops and two undermount sinks with bullnose or square edge (per plan)
- Oil rubbed bronze dual vanity lever faucets
- Illuminated vanity mirror(s)(per plan)
- Maple finished medicine cabinets with raised panel door (per plan)
- Linen closet with 5 painted built-in shelves (per plan)
- Elongated commode in separate closet
- Oil rubbed bronze towel bar, paper holder and 2 towel rings
- Large walk-in closets with painted shelves and stained rods for maximum storage (per plan)

## Electrical Features

- All bedrooms and covered patios blocked, wired and switched for ceiling fans
- Both ground fault and arc fault circuit interrupters throughout home per 2015 NEC
- Advanced 110v copper wiring with aluminum sub feeds
- 110v Breaker box in garage
- 220v Sub Panel at exterior
- Lighted attic access (per plan)
- 3 exterior Weatherproof GFCI outlets
- Generous spacing of outlets at all rooms (approx. 6'-12')
- Generous spacing of outlets at kitchen backsplash (approx. 2'-4')

## Structured Wiring

- Fully installed alarm system with perimeter sensors, motion sensor, backup battery, siren and LCD keypad
- RG6 outlets in 3 locations
- CAT5E outlets in 3 locations
- Smart can in master closet
- Wi-Fi ready

## Secondary Baths

- Porcelain over steel tubs with ceramic tile surrounds
- Illuminated, vanity mirror(s)
- Elongated commodes
- 36" (Shaver Height) vanities maple finished with raise panel doors with hidden hinges
- Granite counter tops with bullnose or square edge, white undermount sinks (per plan)
- Oil rubbed bronze 4" dual lever faucets
- Oil rubbed bronze paper holder, towel bar and towel ring

## Utility Room

- Full sized walk-in utility room with drop floor and floor drain (per plan)
- Granite tops with 4" splash, bullnose edge and utility sink (per plan)
- Electric dryer connections with vent in recessed catch box exhausting to the outside
- Washer hose supply lines installed in a recessed catch box
- 36" base cabinets maple finished with picture framed doors and hidden hinges (per plan)
- Built-in particle board shelves and stained wood rods in closets for maximum storage (per plan)

## Exterior

- Professionally engineered post-tension monolithic foundations on grade
- 8 foot, raised panel stain grade mahogany front door with oil rubbed bronze, Chelsea, handle set and 1" privacy deadbolt
- Divided light front windows (per plan)
- Window ½ screens on all operable windows
- Up to 8/12 roof pitch, with architectural metal roof accents (per elevation)

- Dimensional shingles with limited lifetime warranty
- Traditional 2x8 rough sawn primed fascia and 1x2 rough sawn drip edge (per plan)
- Low maintenance fiber cement perforated soffit
- Two car garage prewired for opener, complete with treated door jambs, finished with texture, trim and paint
- Carriage-style garage doors with decorative hardware
- 1/2 Horsepower motor with 2 remotes
- Reinforced driveway, walks, and patio with brushed concrete
- Deluxe, drought-tolerant landscaping package to include sod, 10 shrubs and 2-2" oak trees in front, sides and rear yard
- Full irrigation system
- Insulated rear door with full-light and 1" deadbolt (per plan)
- Exterior carriage lighting (per plan)
- Illuminated address plaque with custom logo
- Covered patios (per plan)
- Court yards (per plan)
- Your choice of home sites with views, trees, or greenbelts
- JAPHET Builders custom designed exteriors with classic architectural details to include stucco, brick, and Texas or Oklahoma stone options

## Finishing Touches

- Our trademark is our flexibility. JAPHET built homes are designed to fit your family's needs. Ask us how we can incorporate your needs into our floor plans and we will show you how it's possible
- We will build on our lot or your lot with our plans or yours
- All JAPHET built homes are certified from our structural engineers design, certifying the structural integrity has been implemented in your home. This includes the foundation, interior and exterior walls, sub floor, ceilings, roof and attic bracing
- 10 year Limited Warranty which is transferable
- Multiple home review sessions with your sales professional, interior designer, home technology experts and personal

builder will be scheduled at your convenience prior to and throughout construction

- The new home orientation will be conducted prior to closing
- Online customer service at our website
- Three-stage independent home inspections from a licensed thirdparty inspection firm at frame, insulation and final stages
- 6 hours of design time with our interior designer
- 42 week full landscape maintenance program serviced by HOA
- Second security gate for villa homeowners only
- True "lock and leave" lifestyle
- Exclusive welcome home manual that gives extensive detail about our building process, home maintenance, warranty, and community information
- Customer login for home buyers which allows you to contact our sales and construction team

# STEP

South Texas Energy Program

- 2014 CPS Smart Energy Custom Builder of the Year
- Energy Star® Partner
- CPS Smart Energy Builder
- STEP up Builder (South Texas Energy Program) certifications on each home
- HERS: (Home Energy Rating System) is the industry standard for determining the energy usage for each new home built. All JAPHET Built homes meet or exceed the IECC (International Energy Conservation Code) and have a HERS rating of 75 or less (Texas Vet loans approved).
- Insulation System: We have taken batt insulation to the highest level using the best qualities of the fibers available to us. R value in 2x4 walls is R-15, and 2x6 walls is R-24 which is as much R value currently available in these cavity depths using batt insulation; blown R-42 insulation in flat, open ceilings
- Custom HVAC Systems: Our mechanical engineer specifically designs each JAPHET home with 16 SEER Carrier HVAC system(s); the tonnage, zones at second story, duct sizing, grill design, oversized condensation lines and pressure balancing all allowing your system to operate at maximum efficiency. Bigger is not always better.
- Energy Star® Digital Programmable Thermostat: Allows you to program temperatures in your JAPHET home 24 hours a day, 7 days a week.
- Tight Construction and Tight Ducts: JAPHET homes average less than 3% duct leakage. Verification and testing of the air distribution system helps reduce drafts, moisture, pests, and noise.
- Energy Star® Certified, Low E366, Double Pane, Insulated Glass, Vinyl Windows with cam locks: Windows that exceed local climate zone requirements provide maximum performance for reducing heat gain in summer and heat loss in winter.
- Attic Ventilation System: Baffles installed at perforated soffit and oversized attic vents optimize circulation and increases airflow throughout the attic helping to keep it

cooler in the summer.

- Radiant Barrier Roof Decking: Designed to block radiant heat from entering the attic keeping it much cooler in the summer.
- Private Third Party Inspections: Ensure that all energy efficiency standards are met.

## On-Site Stick Framing

- Interior and exterior walls have 2x4 kiln dried studs (min 20% moisture) spaced 16" on center, 2x6 studs on walls 12' or taller
- Fire blocking at walls over 10'
- Curtain blocking at windows
- 14" Power "I" Joists floor system, spaced per engineers plan
- 3/4" 5 ply subfloor decking spaced 1/8", glued, screwed and nailed to avoid floor squeaks
- Stair treads are 1 1/8" plywood glued, screwed and nailed to avoid subfloor floor squeaks at stairs
- Minimum 2x6 ceiling joists and rafters, spaced per engineers plan
- Glue tipped nails are designed to heat up when fired into lumber, melting the glue, then cooling and drying, making the nail "glued" in place
- Treated bottom plates on first floor

## Indoor Air Quality

- 16 SEER, Carrier, natural gas, individually controlled systems with electronic spark ignition help distribute clean air throughout your home
- R8 "flex" air ducts sealed with mastic keep attic debris from infiltration in your fresh air supply
- Air ducts are covered during construction to keep construction dust and debris out of your air supply system
- Exterior doors are set by manufacturer representatives for maximum weather-strip seal and functionality over time
- Direct vent fireplace is designed to burn exterior air and discharge combusted air to the outside
- Except for the gas range which is vented to the outside, there are no gas combustible appliances located inside the living space gas furnace in the attic and water heater in the garage
- Hardwired smoke and carbon monoxide detector combinations with emergency battery backup

- Media filters
- Aprilaire fresh air ventilation control system
- All plumbing penetrations, electrical penetrations, doors, windows, exterior corners and other penetrations to the house are sealed with polyurethane foam to minimize air leaks
- In-wall pest tubes installed to keep unwanted pests and extermination chemicals out of your home
- Removable "P" traps installed at wet drains
- Plumbing vents through the roof

## Moisture Management

- Foundation Vapor Barrier helps prevent sub surface moisture from seeping into the home from under the foundation
- Exterior walls have a continuous drainage plane behind the masonry material which is designed to block penetrating water from damaging the interior of your home
- Proper flashing at windows, doors, roof jacks and vent pipes assist in the prevention of rot and mold in your home
- 100% wet set windows with polyurethane caulk
- Bora Care treatment up 24" on exterior walls and wet walls help prevent rot and mold growth at the most vulnerable places

## Water Efficiency

- PEX Viega overhead plumbing system, not in foundation
- (1) natural gas 50-gallon water heater with homes that have 3.5 baths or less. (2) natural gas 50-gallon water heater with homes that have 4 full baths.
- Pre-plumbed for hot water recirculation pump
- Low flow lavatory faucets 1.5 gpm with pressure balancing valves
- Cutoff valves installed at all vanities and commodes
- TNRCC water quality inspection, ensures no lead was used to install water lines
- Pressure reducing valve and water cutoff valve installed at water meter in front yard
- 2 exterior hose bibs with vacuum breakers
- Pre-plumb water softener

