

# Villas de Fortuna

## High Performance Green Included Features

### ENERGY SAVING/ENVIRONMENTAL FEATURES

- Certified **EPA ENERGY STAR** rated home
- Certified **Build San Antonio Green** home
- Meets City of San Antonio Universal Design standards
- Each home is *individually performance tested* for energy-efficiency by a third party
- **Zip** 1/2" sheathing at all exterior walls continuous structural barrier and minimizes moisture movement through the wall cavity
- **PlyGem 1500** vinyl frame windows with double-pane Low-E glass to *reduce solar heat gain* (keeps your home cool in the summer, warm in the winter and also protects against fabric fading)
- Exterior door weather stripping to reduce air infiltration
- **Spray foam insulation with sealed, semi-conditioned attic system**
- Exhaust fans vented to the outside in kitchen, baths and utility rooms
- Energy-efficient **Trane** 16 SEER Heat Pump A/C featuring R-410A, a non-freon coolant (doesn't harm the ozone layer)
- **Broan ERV100S** whole home fresh air ventilation system
- Performance tested blower door test w/less than 3ACH50. A low rating means less air leakage.
- R-8 ducts work with return air in all bedrooms. System duct blaster tested to maximum 3.5% leakage.
- *Programmable* thermostat designed for energy savings and maximum comfort
- **PEX** Plumbing System
- **A.O. Smith** or equal 40 gallon electric tank water heater
- Water saving, high-efficiency commodes
- Energy saving LED light bulbs with all light fixtures (excludes interior garage light and candelabras)
- **Water saving Tiff Bermuda sod and landscaping at front and back yards**

### CONSTRUCTION FEATURES

- Professional engineered foundation designed for each home site
- Engineered wall panel and truss design
- **Acme Brick** veneer at front (per plan elevation)
- *Fiber-cement* siding (per plan elevation)
- *Fiber-cement* soffit, primed wood trim and fascia
- Dimensional roof shingles with 30 year limited warranty
- Metal drip edge at fascia  
Garage, walls and ceiling *sheetrocked, taped, textured, trimmed and painted*
- **Wayne Dalton** 5120 raised panel, insulated garage door
- **Genie** or equal 1/2 hp garage door opener with 2 remotes
- Divided light windows per plan elevation
- **Kwikset lever** keylock & deadbolt lock on all exterior doors in Satin Nickel finish
- Security system with motion detector
- Decorator exterior lighting front & rear
- Two outdoor hose bibs
- Pull down attic stairs (per plan location)
- **StrucSure** 10-year structural limited warranty
- Home Builder 2-year warranty

### INTERIOR FEATURES

- Monterrey drag texture on all walls and ceilings with rounded corners on 1st floor
- Hand-laid ceramic tile floors at entry, kitchen, dining, family room, utility, bedrooms, closets and all baths
- **Progress Lighting** fixtures in Satin Nickel throughout the home
- with LED light bulbs (excludes interior garage light and candelabras)  
Category 5 telephone outlet - 3 locations
- RG6 cable TV outlets - 3 locations
- Interconnected smoke detectors & carbon monoxide detector
- Vaulted ceiling at family room
- 2" faux wood blinds at windows
- **Kwikset** Winston door hardware in Satin Nickel finish
- **Masonite** 6 panel interior doors
- Colonial door trim
- 3-1/4" decorative baseboards
- **Sherwin Williams** low VOC eggshell interior paint (contains less off gas to enhance indoor air quality)
- Two tone interior paint - walls & ceilings one color; trim a different color
- Particle board closet shelving with wood rod
- Washing machine and electric dryer connection

### KITCHEN FEATURES

- **Whirlpool** 30" white, electric range #WFC150M0EW
- **Whirlpool** white, microwave and venthood (vented to exterior) #WMMH53521HW
- **Whirlpool ENERGY STAR**, white dishwasher #WDT750SAHW
- **Whirlpool** white, side by side refrigerator #WRS325SDHW
- Water supply line for ice-maker refrigerator
- **Delta Foundations** single-handle chrome faucet
- **Woodmont** poplar cabinets, flat panel Cody door style, 3 standard stain finishes
- Granite countertops with stainless steel 9" deep undermount sink and 4" granite backsplash
- Heavy-duty 1/2 hp garbage disposal

### BATH FEATURES

- Acrylic tub/shower combination with ceramic tile walls thinsset over **Hardiebacker**
- Granite tops with undermount oval white sinks
- **Delta Foundations** plumbing fixtures in chrome finish
- **Woodmont** poplar cabinets, flat panel Cody door style, 3 standard stain finishes
- **Delta Foundations** *Pressure-balanced* tub and shower valves for temperature control
- Full mirrors with cosmetic lighting above vanities
- Water saving, high-efficiency commodes
- Ceramic tile flooring

### SITE FEATURES

- Full landscape package with water saving Bermuda sod, 2 hardwood trees & native plants - front and back yard
- 4' chain link fence at backyard
- 2 car parking pad with 1 car garage



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