

# Elara Signature Homes

## STANDARD FEATURES - SIGNATURE SERIES

### HOME SITE

Turnkey site prep including:

- Underbrushing lot – up to ¾ acre
- Clearing house site of dead and unwanted trees
- Building level house pad with fill dirt
- Install 20' concrete culvert
- Grading 30 ft. out from foundation

Landscaping - \$8000+ budget:

- \$2500 in plants, shrubs, and flower beds
- 20 pallets St Augustine sod installed
- 8 zone sprinkler system

Concrete flatwork (3000 psi)

- 2,000 sq. ft. metal mesh reinforced concrete with 3/8" rebar perimeter on driveway and walkways
- Poured concrete sidewalls on culvert

Aerobic spray septic system with auto chlorinator and 2-year maintenance contract

(when sewer not available)

250-gallon propane tank installed (tank leased)

### FOUNDATION

Geotechnical soil samples of house location to determine ground soil composition

Foundation designed by independent structural engineering firm

Engineering firm supervised concrete placement and post-pour inspection

Post-tension cable or traditional ½" rebar foundation with 24" deep concrete beams (based on soil tests)

Up to 12" high foundation pad

### EXTERIOR HOME FEATURES

100% Brick exterior with stone accents per plans

**James Hardie** fiber-cement soffit and fascia

Brick / masonry wrapped chimney

**Kwikset** keyless entry deadbolt on door

**Taexx** built-in pest control system

Termite **Bora-Care** pre-treatment –

Up to \$1,000,000 termite warranty

5" seamless gutters with downspouts

### FRAMING

2x6 exterior wall, 16" on center

2x6 roof rafters, 16" on center

10' ceiling height (per plan)

8'0 doors - interior and exterior (per plan)

½" OSB sheathing on entire exterior of house

Tyvek type house wrap

### PLUMBING

**Rinnai** tankless hot water heater - 6.5 GPM

**Delta** oil rubbed bronze faucets

**Glacier Bay** elongated comfort height toilets

PEX water piping with central Manablock distribution panel

Undermount sinks in all bathrooms

Gas connections: furnace, water heater, dryer, cooktop & fireplace(s)

Exterior hose bib connections - (3)

### ELECTRICAL

**Hunter** ceiling fans in living room, game room, master bedroom, all guest bedrooms, and porch

Ceiling fan slider switches for speed control

Recessed lighting throughout the home

**Décora** rocker-style light switches

Dimmer switches on dining room chandelier and kitchen bar lights

Wall outlets installed in baseboards in entry, living room, study, and breakfast area

Rope lighting in tray ceiling

Rear porch flood lights (2)

12-gauge electrical wiring throughout house

Automatic light switch in pantry

200-amp electrical service

### AUDIO/VIDEO & SECURITY

Cable-TV (Coax) & phone lines (Cat-5)

1 set in all bedrooms, study, game room, and living room

Speakers

2 speakers with volume control on rear porch

5.1 speakers in living room or media room

**DSC** alarm system with motion detector and 2 keypads

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### ENERGY EFFICIENCY FEATURES

#### **Energy Star** inspected:

- Insulation inspection before sheetrock
- Blower-door test to verify tightness of home
- Air duct blower test to verify HVAC ductwork efficiency
- Vinyl windows – Low-E & double-pane high-performance energy efficient window
- Poly sealed base plates, exterior doors & windows
- Spray foam insulation –
  - Foam exterior walls with 3.5” open cell foam
  - Foam roof rafters with 5.5” open cell foam

### AIR CONDITIONING & HEATING

- Lennox** 15 SEER+ high-efficiency AC unit
- Lennox** Ultra-high 95% efficient gas furnace
- Honeywell** zoned system with multiple thermostats (Min. of 2 zones – Master bedroom & main area)
- Honeywell** Wi-Fi programmable thermostat
- Whole house high-performance media air filter
- Fresh air intake from outside
- Equalization ducts installed for around-the-clock comfort
- Mastic-sealed ducts (reduces air leaks by 60%)

### ROOF

- CertainTeed** High Definition architectural shingles (lifetime warranty)
- ½” OSB roof decking
- TechShield** roof decking over porches
- Ridge vent where applicable

### INTERIOR FEATURES

- Bronze finish fixtures, including door hardware, shower enclosures, bath fixtures and towel bars
- Max Grade** lever style door knobs
- Cabinet door and drawer knobs and pulls
- Granite countertops in kitchen, bathrooms, & utility
- 5” hand scraped wood flooring in main living areas
  - Entry, living room, dining room and study
- 16” travertine tile in kitchen, breakfast, utility & baths
- Shaw** upgraded carpet with ½” pad in all bedrooms, closets, game rooms, and stair treads

### CABINETRY / TRIM WORK

- Custom built cabinets throughout home
- Site-built cabinets ensure a perfect fit
- Solid ¾” stain-grade Birch plywood sides & faces (no particle board)
- Custom cabinet doors with a variety of styles
- Full extension 100# drawer guides
- Trim work
  - 8’0” Roman arch hollow core interior doors
  - 8’0” exterior doors with adjustable thresholds
  - 7 ¼” baseboards downstairs & 5 ¼” upstairs
  - 3 ½” door casing on all doors
- Tray ceilings
  - Double-layer crown molding with crown alcove ledge for recessed rope lighting

### Drywall

- Inside home: 1/2” drywall, rounded corners with medium spray texture
- Ceilings: decorative stomp or knockdown texture
- Showers – 1/2” Hardie-board cement board
- Outside home: medium spray texture
- Garage: 1/2” drywall on garage walls
- 5/8” drywall on shared garage / living walls
- Porch: 1/2” moisture resistant drywall

### Paint / Stain

- Sherwin Williams** paints and stains:
  - Walls - 1 color included, flat sheen paint
  - Ceiling - 1 color included, flat sheen paint
  - Trim – 1 color included, semi-gloss oil-based
  - Stain – 1 color included, flat sheen finish
  - Exterior – 1 color included, flat sheen paint

### ENTRYWAY

- 5’ Mahogany front door stained with decorative wood surround
- 36” chair rail / picture frame trimwork
- 7 ¼” crown molding with 7 ¼” baseboards
- Crown molding with a cap over interior door
- Double-tiered crown molded corners

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### STUDY

**Hunter** ceiling fan w/light kit & wall speed control  
Decorative wood stained waffle ceiling  
Wood stained 36" tall block panel chair rail  
Stained French doors with glass panels  
Stained wood casing trim on windows

### DINING ROOM

36" chair rail / picture frame trimwork  
Painted wood casing trim on windows  
7 1/4" crown molding with 7 1/4" baseboards  
Double-tiered crown molded corners

### KITCHEN

Appliances - stainless steel package  
**Bosch** 30" convection double oven - 500 series  
**Bosch** dishwasher -500 series  
**Bosch** 36" gas cooktop - 5 sealed burners  
**Broan** built-in vent-a-hood  
Built-in microwave with trim kit  
**Waste King** 3/4 HP capacity garbage disposal  
Decorative pantry glass door with automatic light  
Travertine tiled backsplash with bronze accents  
Cabinetry  
Multi-height stained wall cabinets 54" – 42"  
Solid Poplar wood faces & raised panel doors  
3 piece crown molding on top of cabinet  
2 piece decorative molding on bottom of cabinet  
Adjustable shelving in cabinet uppers  
9' tall oven and refrigerator cabinets  
Arched cabinet openings over oven and fridge  
Built-in cookie sheet racks  
Flemish glass door inserts (2)  
Decorative wood corbels on vent hood (2)  
Sliding pot and pan storage drawers (3)  
Built-in wine rack  
Decorative furniture feet on cabinets (6)  
Built-in hidden spice racks with decorative posts  
Decorative posts on island corners (4)  
Rope trim corner post on upper cabinets (2)  
Built-in trash can cabinet  
Up and downwash lighting on cabinets

### BREAKFAST AREA

Accent transom picture windows  
Painted wood casing trim on windows  
Raised bar wall wrapped in stained wood panels  
Decorative wood corbels on bar (5)  
Crown molding with cap over exterior doors  
4 1/4" crown molding with 7 1/4" baseboards

### LIVING ROOM

**Hunter** ceiling fan w/light kit & wall speed control  
Built-in display cabinets stained with solid Poplar wood faces, raised panel doors and decorative adjustable shelving  
42" wood burning fireplace with gas log starter  
Stone fireplace face and hearth with custom built wood mantle  
Decorative surround above mantle  
Painted wood casing trim on windows  
Accent transom picture windows  
7 1/4" crown molding with 7 1/4" baseboards  
Crown molding with cap over exterior doors  
Double-tiered crown molded corners with decorative keystone trimwork

### GUEST ROOMS

**Hunter** ceiling fan w/light kit & wall speed control  
Built-in 12"x84" MDF shelving in guest closets  
4 1/4" crown molding with 7 1/4" baseboards  
(upstairs rooms have 5 1/4" baseboard)

### GUEST BATHROOMS

36" stained base cabinets with 3/4" Birch plywood faces / sides and recessed panel lip mold doors  
Travertine tiled shower and tub walls (8' tall)  
Wood framed vanity mirrors  
Storage cabinet above toilet stained with crown molding, decorative 2" rope or fluted trim on edge, and decorative molding on bottom  
Acrylic slid-in soaking tubs  
4 1/4" crown molding with 7 1/4" baseboards

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### MASTER SUITE

Bedroom - 7¼" crown molding & 7¼" baseboards  
Independent thermostat - zone controlled system  
**Hunter** ceiling fan w/light kit & wall speed control  
Bathroom - 4¼" crown molding & 7¼" baseboards  
36" stained base cabinets with ¾" Birch plywood faces, recessed panel lip mold doors, curved cabinet sink face with rope trim  
Decorative corner posts (4)  
Decorative furniture feet (4)  
Travertine tiled floor and tub surround  
Travertine tiled shower (to ceiling)  
Wood framed vanity mirrors  
Acrylic oval drop-in soaking garden tub  
Semi-frameless bronze shower door  
Storage cabinet above toilet stained with crown Molding, decorative 2" rope or fluted trim on edge, and decorative molding on bottom  
Closet - custom designed closet layout  
Built-in 16"x84" MDF shelving (2)  
Built-in dresser with 5 drawers (2)  
2<sup>nd</sup> row of 16" MDF shelving for additional storage (84" & 96" height shelving)

### BONUS ROOM

**Hunter** ceiling fan w/light kit & wall speed control  
Independent thermostat - zone controlled system  
4 ¼" crown molding with 5 ¼" baseboards

### UTILITY ROOM

42" stained upper cabinets with ¾" Birch plywood faces & recessed panel lip mold doors  
4 ¼" crown molding on cabinet top  
Decorative molding on cabinet bottom  
36" stained base cabinets with ¾" Birch plywood faces & recessed panel lip mold doors  
Laundry/hobby table in with wall cabinets and clothes hanging rod (per plan)  
Built-in bench / storage cabinet (per plan)  
Water line for refrigerator ice maker  
4 ¼" crown molding / 7 ¼" baseboards

### GARAGE

8 sheets of decking (256 square feet) in attic with pull-down staircase (per plan)  
4 bulb florescent lights  
**Wayne Dalton** insulated garage door w/ opener  
Keyless entry for overhead garage door  
Drywalled and painted garage  
5 ¼" baseboards

### SELECTIONS

Chosen through the Elara selection center  
Decided throughout the course of construction  
Selections include granite, plumbing and electrical fixtures, cabinet and door hardware, entry doors, brick and stone, paint, stain, and flooring

### SERVICES

Weekly site meetings with construction managers during the build process  
3rd party inspections at key stages of construction  
Processing of utility hook-ups & building permits  
1-year warranty walkthrough  
2-year warranty on electrical, plumbing, and HVAC  
10-year foundation and structure warranty

### PERMITS / UTILITIES

Local permits for the county  
Septic permits where applicable  
Additional fees may be required for HOA, or City Permits (Conroe or Houston)  
Underground electrical wiring – 100' of wiring from utility company transformer to home  
Underground water line – 100' of underground plumbing from water meter to home  
Utilities – coordinate electrical, gas, and water connections, establish utilities in company name, direct pass-through on the billing to Owner monthly