



STANDARD FEATURES - GOLD 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' polyethylene culvert
Grading 30 ft. out from foundation
Landscaping - \$2400+ budget
Various plants, shrubs, & mulched flower beds
10 pallets St. Augustine sod installed
Concrete flatwork (3000 psi)
1,500 sq. ft. metal mesh reinforced concrete
with 3/8" rebar perimeter on driveway and
walkways
Aerobic spray septic system 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

Brick exterior with stone accents per plans
James Hardie fiber-cement siding, soffit and
fascia
Taexx built-in pest control system
Termite **Bora-Care** pre-treatment –
Up to \$1,000,000 termite warranty

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, 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
Pre-wired alarm system:
All windows and doors
Motion detector and two keypad locations



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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

Insulation:

R-15 blown-in fiberglass in wall
R -38 blown-in fiberglass in attic

Optional spray foam insulation –

Foam exterior walls with 3.5” open cell foam
Foam roof rafters with 5.5” open cell foam

AIR CONDITIONING & HEATING

Carrier 15 SEER+ high-efficiency AC unit
80% efficient gas furnace
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
½” **TechShield** radiant barrier roof decking
(n/a with spray foam)
Roof ridge vents and continuous soffit vents

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 and study
16” travertine tile in kitchen, breakfast, utility and baths
Shaw upgraded carpet with ½” pad in all bedrooms, closets, game rooms, and stair treads

CABINETS / TRIM WORK

Custom built cabinets throughout home
Site-built cabinets ensure a perfect fit
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

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



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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

- 3' Mahogany front door stained with decorative wood surround
- 7 ¼" crown molding with 7 ¼" baseboards

STUDY

- Hunter** ceiling fan w/light kit & wall speed control
- Stained French doors with glass panels

DINING ROOM

- 36" chair rail / picture frame trimwork
- 7 ¼" crown molding with 7 ¼" baseboards

KITCHEN / BREAKFAST AREA

- Appliances - stainless steel package
 - Bosch** 30" single 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** ¾ HP capacity garbage disposal
- Decorative pantry glass door with automatic light
- Travertine tiled backsplash with bronze accents
- Cabinetry
 - Multi-height wall cabinets 40" – 48" cabinets
 - ¾" stain grade Birch plywood faces
 - Recessed panel lip mold doors
 - 4 ¼" crown molding on top of cabinet
 - Decorative molding on bottom of cabinet
 - Decorative wood corbels on vent hood (2)
 - 8' tall oven / 8' tall refrigerator surround cabinets
 - Flemish glass door inserts (2)
 - Built-in trash can cabinet
- Up and downwash lighting on cabinets
- 4 ¼" crown molding with 7 ¼" baseboards

LIVING ROOM

- Hunter** ceiling fan w/light kit & wall speed control
- 42" direct vent fireplace with gas logs
- Stone fireplace face and hearth with custom built wood mantle
- 7 ¼" crown molding with 7 ¼" baseboards

GUEST ROOMS

- Hunter** ceiling fan w/light kit & wall speed control
- Built-in 12"x84" MDF shelving in guest closets
- 4 ¼" crown molding with 7 ¼" baseboards (upstairs rooms have 5 ¼" baseboard)

GUEST BATHROOMS

- 36" base cabinets painted with ¾" Birch plywood faces & MDF recessed panel doors
- Travertine tiled tub surround and shower walls (7' tall)
- Acrylic slid-in soaking tubs

MASTER SUITE

- Bedroom - 4¼" crown molding & 7¼" baseboards
- Hunter** ceiling fan w/light kit & wall speed control
- Bathroom - 4¼" crown molding & 7¼" baseboards
- 36" base cabinets painted with ¾" Birch plywood faces & MDF recessed panel doors
- Travertine tub surround & showers tiled to ceiling
- Acrylic oval drop-in soaking garden tub
- Semi-frameless bronze shower door
- Travertine tiled floor and tub surround
- Travertine tiled shower (to ceiling)
- Closet - custom designed closet layout
- Built-in 16"x84" MDF shelving (2)

BONUS ROOM

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



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UTILITY ROOM

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

SELECTIONS

Chosen through the Elara selection center before construction starts on the home
Selections include granite, plumbing and electrical fixtures, cabinet and door hardware, entry doors, brick and stone, paint, stain, and flooring

SERVICES

Seven scheduled 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