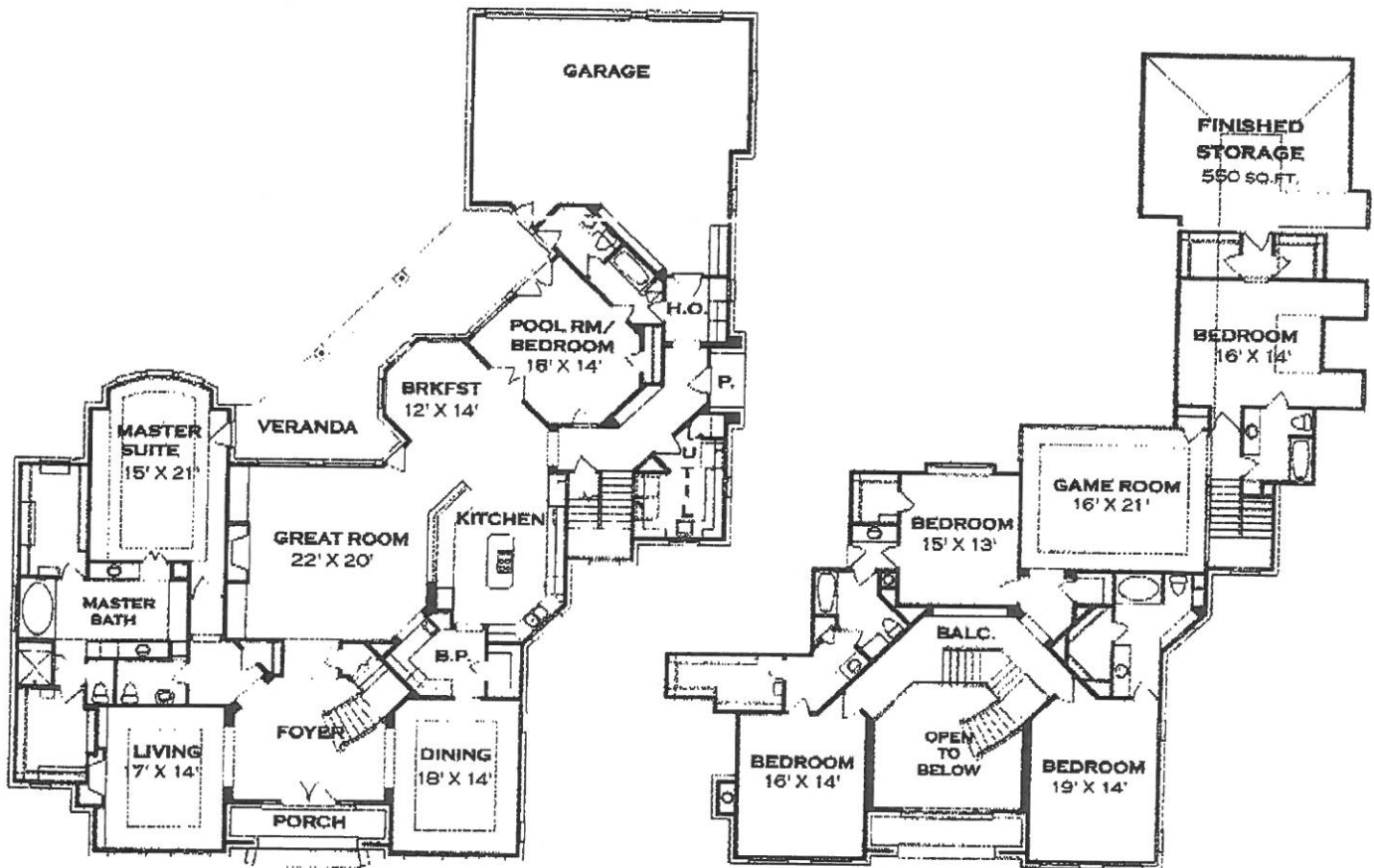


Elan Homes, Inc.

761 Echo Lane - Hedwig Village



© RICE RESIDENTIAL DESIGN, L.P.



FIRST FLOOR PLAN
81'4" X 94'0"

SECOND FLOOR PLAN

ARTIST RENDERING, ACTUAL BUILDING MAY DIFFER.

APPROX. LIVING AREA	
FIRST FLOOR	3,705 SQ.FT.
SECOND FLOOR	2,345 SQ.FT.
TOTAL	5,050 SQ.FT.

ELAN HOMES, INC.

Specifications for Construction

"New Upscale Residence"

761 Echo Lane, Hedwig Village, Texas 77024

Foundation & Structure

Site-specific engineered, conventional rebar reinforced foundation designed based on laboratory testing of the site soils. Drilled footings under entire foundation.

Pre-pour foundation inspections by a professional structural engineer.

16" centers framing of all walls, ceilings and roof.

Open web truss floor system with nailed/glued interlocking 1 1/4" plywood subfloor.

1/2" OSB plywood wall sheathing over entire exterior envelope of home with Dupont® Tyvek® HomeWrap at all exterior walls..

1/2" OSB plywood TechShield® radiant-barrier roof decking.

Metal framing ties & straps to increase structural rigidity and windstorm resistance.

Complete structural details are in Plans.

Exterior - Building

Elk Prestique® I High Definition '40-Year' composition roof shingles with Z-Ridge® ultra thick ridge cap. Arched, sheet copper roof at front dormers.

Queen size Spalding Tutor brick with white mortar joints and extensive detailing. Full cast casing at all front and right side windows.

Conventional, Polymer modified stucco at dormers & rear walls above roof line.

Smooth, vented 3/8" Hardi® soffit, Full 3/4" Hardi® fascia and freeze boards with composite crown moulding under eaves. These materials are fully weather resistant and will not decay.

Solid pine beaded ceiling and crown moulding at veranda, stained.

Soffit board ceiling at front and side porches.

Attic ventilation as follows: Continuous vented soffit, continuous ridge-vents at all level ridges, wall vents in front gables.

Showcase® Series 200 white frame vinyl windows with insulated Low-E glass. Casement or fixed "simulated true divided lite" at front and right side elevations, double hung or casement full-view at rear and left elevations. Full screens included.

Glass block panel at opening over master tub, 8"X8" blocks, high privacy pattern.

Custom mahogany front door, side lite and transom unit with insulated Low-E glass, stained.

Custom mahogany side door unit with insulated Low-E glass, stained.

Full view 2-lite insulated Low-E glass mahogany French doors at rear elevations, stained.

Copper weather-stripping with interlocking thresholds at all operable doors.

Raised panel 24ga steel gatage doors, 8' tall.

Genie® Stealth™ 1/2 hp, quiet operation belt drive automatic garage door openers (2) with 3 transmitters. Each transmitter controls both doors and can control one additional device..

Full laid brick floor at all porches.

Exterior - Site

Pattern concrete drives, brick bordered at front circle drive.

Herring bone pattern laid brick side-door walkway.

Full Backyard fence, 1X6X6' cedar pickets with 2X6 treated baseboard and top cap/trim (6'-6" total height, maximum permitted by the City of Hedwig Village).

Proper site drainage provided and inspected to Home of Texas Warranty program standards.

Full, electronically controlled lawn sprinkler system with rain sensor.

Complete landscape package including full sod, extensive front, side and back yard beds, with numerous mature trees on site.

Insulation & Wallboard

R-30 (8") batt insulation at all flat ceilings.

R-30 (8") or maximum possible batt insulation at all sloped ceilings.

R-19 (5½") batt insulation at all cold floors.

R-13 (3½") batt insulation at all exterior walls.

Polycell sealant around all windows, doors and baseplates.

5/8" fire-rated gypsum wallboard at all walls and ceilings, water resistant at tubs and showers.

Safety

Deadbolt locks at all exterior doors.

Central intrusion alarm system with all operable doors and windows wired, 3 control panel locations, motion detector at center of home. Pre-wired for surveillance cameras, glass breakage detectors, emergency strobe light and some other options.

Zoned, heat detecting automatic fire sprinkler system at every room and at garage.

Smoke detectors at all bedrooms, interconnected (one triggers all), electrical with battery backup.

A large floor safe with a ¾" thick lift-assist door is included.

Electrical

All copper general wiring. Circuit layout and loading per National Electrical Code.

Underground run from service location, interior breaker panels at equipment area.

Decora (flat) switches and standard receptacles, white.

GFCI outlets at all bedrooms, at 'wet' locations and outdoors.

Typical wall outlets placed in baseboard to reduce clutter.

Lighting

Highly decorative lighting fixture package with fixtures properly sized and well coordinated with the individual style of each area.

Gas lantern pairs at front and side porches.

Chandeliers at foyer, dining room, living room, and at master bath. Decorative fixtures at all bathrooms.

Under-cabinet countertop lighting in kitchen, butler's pantry/bar and home office desk.

Ceiling fans at family room, veranda, study and all bedrooms. With wireless remote at master bedroom.

Technology

Complete cable/satellite and phone wiring with outlets at all bedrooms and living areas. Structured wiring panel in equipment area to organize wiring and facilitate accessories.

Pre-wiring for theatre sound at family room and at bonus room.

Pre-wiring for surround sound at master bedroom and at game room.

Audio zones in living room, dining room, study, master bedroom, master bath and veranda.

Redundant cable and phone connections to service area. Home can accommodate up to 12 phone lines (4 per outlet) and 3 cable/satellite lines (1 per outlet).

Complete Cat-5 computer network wiring with outlets at all bedrooms and at Home Office.

Router/switch placement ready in game room closet, with cable/DSL wiring in place.

Door bell system with recessed, dual tone chimes (2), buttons at front and side entrances.

Many technology options are available. Please ask us for details.

Plumbing

Copper type 'M' water pipes, black iron gas lines, Schedule 40 PVC waste and sewer lines. Fully insulated water pipes at attics and in all exterior walls.

Municipal water supply with separate meters for house and for lawn sprinklers.

50 gallon gas water heaters (3) zoned as follows:

- Zone 1 – Master bath and powder bath.
- Zone 2 – Upstairs bathrooms.
- Zone 3 – Kitchen, utility and cabana bath.

Exterior hose bibs at all sides.

Plumbing Fixtures

Kitchen: Oversized Kohler® undermount double-compartment sink (stainless). Kohler® pull out spray high rise faucet (stainless). In-Sink-Erator® instant hot water dispenser (stainless). Kohler® lotion dispenser (stainless). In-Sink-Erator® ¾ hp waste disposal with sink mounted actuator switch.

Butler's Pantry/Bar: Kohler® undermount round sink (stainless). Danze® high rise single-handle faucet (stainless).

Master Bath: Kohler® six jet 72" oval whirlpool tub (biscuit). Kohler® Finial™ series Roman tub faucet, hand-held tub spray, shower valve and lavatory faucets (brushed bronze). Kohler® Revival™ elongated toilet and undermount lavatories (biscuit). Oversized shower with seat, frameless glass door and partition.

Powder Bath: Jado® classic style lavatory faucet (antique bronze). Kohler® elongated toilet and undermount lavatory (biscuit).

Cabana Bath: Kohler® cast iron tub. Danze® tub/shower valve and lavatory faucet (oil-rubbed bronze). Kohler® elongated one-piece toilet and art style rimmed lavatory (biscuit).

Upstairs Bathrooms: Kohler® cast iron tubs. Kohler® Fairfax™ series tub/shower valves and lavatory faucets (brushed bronze). Kohler® elongated toilets and undermount lavatories.

Utility Room: Kohler® extra deep cast iron sink (biscuit). Danze® 2-handle faucet (oil-rubbed bronze).

Full mirrors: at all bathroom lavatories.

Appliances

Premier stainless steel appliance package as follows:

Subzero® 48" side by side refrigerator with full overlay wood panels and custom handles.

Jenn-Air® Pro-Style® 48" six burner cooktop with electric griddle.

Best® (Braun) riser style high volume venting system for cooktop.

Jenn-Air® 30" self-cleaning double oven with dual mode convection in both ovens.

Sharp® stainless interior microwave/convection oven

Bosch® hidden control dishwasher with a stainless tub.

Jenn-Air® High capacity clear ice icemaker at butler's pantry/bar.

Vinotemp® 60 bottle wine chiller at butler's pantry/bar.

Set up in advance and available:

- Option of second dishwasher at butler's pantry/bar, in place of wine chiller.
- Option of two warming drawers at kitchen, right of double oven.

Central Air & Heat

Higher efficiency Lennox central systems (3) with 13 SEER condensing units and matching coils. Sized according to Manual-J load and zoned as follows:

- Zone 1 – Master bedroom wing.
- Zone 2 – Balance of first floor.
- Zone 3 – Second floor.

G-80% gas furnaces with electronic ignition.

Quiet Flex ducting system, R-6. Dampers in-line or at registers.

Digital thermostats in all zones.

Fireplaces

Family room: Oversized wood-burning unit with log lighter. Cast mantel and hearth.

Living room: Wood-burning unit with log lighter. Site crafted classic design full wood mantel with slab marble surround and hearth.

Gas logs may be installed and used in all fireplaces.

Cabinetry

Extensive cabinetry is included in every part of the home. Some highlights include:

- Stained maple cabinetry in the kitchen and butler's pantry/bar, some with seeded glass doors.
- Major built-ins in the family room, TV and audio locations may be swapped.
- Formal built-ins in the living room and game room.
- Decorative built-ins in the upper foyer area including lighted, wood framed glass shelves.
- Custom made hand carved stained mahogany vanity table with matching beveled-edge mirror at powder bath.
- Lengthy vanities in the master bath and an armoire-like wall unit with arched seeded glass doors, his & hers laundry hampers and double size linen drawers.
- Ample cabinetry at upstairs bathrooms, including oversized vanity and linen cabinets, laundry hampers and medicine cabinets.
- Lockers (4) at side entrance mud room.

All cabinetry is custom fabricated for this home and is made with solid hardwood face frames and hardwood veneer construction throughout. 1st floor cabinetry is made with hardwood framed raised panel doors, full extension drawer slides and fully concealed European style hinges. 2nd floor and garage cabinetry is made with softwood framed flat panel doors, 3/4 extension drawer slides and concealed Youngsdale® hinges.

Millwork

The full millwork detail is too lengthy to include here. The following are the highlights:

Solid raised 2-panel interior doors. 8' tall on 1st floor.

2 step 8" baseboard throughout.

Full casing at all windows.

Paneled wainscot at all formal rooms, staircases, hallways and open areas.

2-5 step crown moulding in all 1st floor rooms, 1-3 step in 2nd floor. Oversized multi-step crown moulding with dentil mould in foyer and upper landing area.

Full, multi step moulding treatment at all step up ceilings.

Custom made elaborately detailed wrought iron railing at foyer, capped with wood top rail with volutes at the starter step. Finished with a warm bronze faux coating.

Many custom woodwork touches throughout the home. Including custom made mahogany corbels, carvings, appliques and unique moulding applications.

Master closets are outfitted with our exclusive modular closet system which allows full flexibility in the utilization of the space. Both closets also include double built-in dressers, full display tie/belt racks and robe hooks.

Upstairs closets have ample hanging space, shelf stacks and built-in dressers and/or cabinetry. Garage fully trimmed out, including baseboards, cased windows and crown moulding.

Hardware

All decorative hardware features an oil-rubbed bronze finish.

Double front door lever set with full plate exterior and mortise lock mechanism.

Side door lever set with mortise lock mechanism.

Classic pattern lever handles and deadbolt locks at all exterior doors.

Classic pattern lever handles at all interior doors.

All locks throughout are keyed alike.

Full complement of decorative cabinet hardware, knobs at doors, pulls at drawers, with rope detail in the more formal areas, some with back plates.

Bathroom paper holders and towel bars/rings included to match cabinet hardware.

Counter Tops

Kitchen: Slab granite, warm gold and beige tones. Full tumbled marble backsplash, gold and off white tones with a decorative bronze liner.

Butler's Pantry/Bar: Slab granite, warm gold and beige tones. Full tumbled marble backsplash, gold and off white tones, laid in a pattern.

Utility Room: Traditional ceramic tile with moulded counter edge, soft light rope tone.

Master Bath: Slab granite, very deep green with burgundy highlights.

Powder Bath: Slab marble, elegant rope/gray tone with soft white veins.

Cabana Bath: Travertine mosaic with moulded travertine edge, soft white. Hand painted backsplash border tile, soft white with grayish green tones.

Upstairs Bath 3: Slab granite, warm light brown and beige tones.

Upstairs Bath 4: Slab granite, strong dark brown and black mix.

Upstairs Bath 5: Slab marble, dark brown and black with sharp, crackle style veins.

Garage: Solid strip oak, clear finish

Flooring and Tile Work

Foyer, living room, dining room, powder bath and hallway, master bedroom and hallway, family room, study, kitchen & butler's pantry/bar, 2nd floor game room and all hallways: 2 1/4" Select red oak strip floor, set over 2X4 screeds in tar base at first floor, direct nail at second floor, Filled, triple-sanded, stained, sealed and finished, medium brown/oak tones.

Front and rear stairs treads: Select red oak, with classic open ends at front stair.

Side entrance mud room, utility room, home office, cabana bath: Chiseled-edge unfilled polished travertine, large size, deep medium rope and light brown tones with soft off white highlights.

Master bath: Brush-tumbled stone, large size, gold/soft yellow tones. Inset of diagonal polished marble, gold tone, bordered with hand painted border tile, gold/soft yellow tones with deep green and burgundy highlights (to complement countertops) and honey onyx diamonds. Theme is carried into tub deck, with the polished marble and border tile, and into shower, with polished marble and honey onyx border with pencil liner.

Upstairs bath 3: Porcelain tile, light beige with soft off white highlights. Carries into tub walls with matching decorative tile and light mosaic border.

Upstairs bath 4: Travertine pattern porcelain tile, warm gray and light brown with highlights. Carries into tub walls with border made from countertop granite, mixed with basketweave pattern moss green glazed tile (to match walls).

Upstairs bath 5: Travertine pattern sharp edge porcelain tile, light beige with off white highlights. Carries into tub walls with border made of countertop marble, mixed with black granite.

Master closets, second floor bedrooms & closets, bonus room: Frieze style wall to wall carpeting, warm medium tope/beige.

Paint Finishes

Exterior Trim: Exterior semigloss latex over latex base primer.

Ceilings: Eggshell latex, light roll texture.

Walls: Eggshell latex, light roll texture.

Woodwork: Semigloss oil-base enamel over oil base primer.

Decorating

The home's warm, harmonious feel is the result of over hundred hours of work by a three decorator team from The Design Firm, an award winning interior design group in Houston Texas. The end result is a home that is truly and fully coordinated, with tones and textures which match, complement and contrast in total harmony. Some of the decorative touches throughout the home include a brushed glaze at the kitchen island to complement the wall color, a floor stencil at the foyer wood floor, a metallic finish at the foyer chandelier dome, anaglyptic (stamped) ceiling at the dining room, a hand-troweled wall finish with a multi-tone glaze at the dining room and living room, a tissue paper wall finish with a deep, dark, rich glaze at the powder bath, a marbleized faux finish at the master bathroom's barrel ceiling, extensive use of accent colors and stepped up/down tones. The decorating team is available to help you complete the home with window treatments and furnishings.

Swimming Pool Prep

Cabana bath accessible from veranda and is partitioned to address typical pool use.

Veranda brick floor can be easily removed so a future swimming pool deck of most any common material can be extended to cover the area.

Exterior electrical panel is in place, with breaker space for pool equipment.

Space near exterior electrical panel is available for the pool equipment.

Pipe sleeve is provided under the rear motor court for a pool equipment backwash line connection to the sanitary sewer line.

The probable pool location is free of pipes, electrical lines and other obstacles.

Insured Home Warranty

HOME of Texas insured limited warranty, providing the following coverage:

- Year 1 – Full coverage.
- Year 2 – Mechanical elements and major structural.
- Years 3-10 – Major structural.

The full details and limitations are available. Please request a sample warranty form.

Plan Notes

'Bonus Space' over garage is not counted as part of the stated living area of the home. It is an additional 456 Sq. Ft. of fully finished air-conditioned space.

Double doors from study/flex room to breakfast room may be walled-in and optional door from to side entrance hall installed to create a more private study, or a second downstairs bedroom (6th overall). The framing and wiring are already in place for this change.

The City of Hedwig Village zoning ordinance limits the coverage of single family residential lots to 25% for the building area and to 40% for the total of the building and the pavement coverage..

Please note that the water surface of a swimming pool and water impregnable deck materials, such as wood decks and loose-lay pavers, are not counted as part of the coverage.

The following are the pre-construction estimates for this home:

Lot Size	21,049'	
First Floor Foundation	3,705'	
Porches	112'	
Veranda	370'	
Garage	811'	
Front Driveway	1,402'	
Front Walkway	177'	
Side Driveway	1,236'	
Side Walkway	64'	
Condensing Unit Slabs	27'	
Total of Structures	5,003'	(23.77% of Lot)
Total of Pavcment	2,906'	(13.80% of Lot)
Total Coverage	7,909'	(37.57% of Lot)
Available for Future Structures	259'	(1.23% of Lot)
Available for Future Coverage	511'	(2.43% of Lot)

Additional Notes

Bora-Care® termite pre-treatment of home is included and may be renewed annually. The method used treats the lower portion of all interior and exterior walls. It is not a soil treatment, is not exposed to the elements and is therefore less likely to degrade over time. For more details please visit: www.nisuscorp.com/boracare.html

Complete photographic documentation of the construction process, including 450+ digital photos, is available and will be provided on CD.