

StarCreek – The Trails 50's

Only the Best is Included in Your Darling Home

We are committed to delivering what you want in your new home and we encourage you to include the custom details that make your house a home.

Foundation and Framing

- Post-tension Slab Professionally Engineered by Community Soils Report
- Foundation Pretreated for Termites
- All Exterior/Interior Wall Framing on 16" Centers
- Engineered '**Quiet Floor**' I-Beam Joist System with ¾" Subflooring for Second Floor

Exterior Features

- Custom One and Two Story Innovative Designs
- Brick Entry Porch
- Over-Sized and Three Car Garages Available (per plan)
- Cast-stone Address Block
- Full Guttering
- 30 Year Laminated Composition Shingles
- **Solid Wood** Entry Door with Schlage Satin Nickel Handle Set
- Low "E" Double Pane Energy Efficient Windows
- Steel Embossed Garage Door with Openers
- 6' Stained Cedar Fence with **Metal** Posts
- Broom Finished Driveway, Lead Walkway and Patio

Interior Features

- Rounded Corners (per plan)
- Ceramic Tile Flooring in Entry, Kitchen, Breakfast Nook, Utility and All Baths
- ½" 6 lb. Rebond Carpet Pad
- **Double** Crown Molding in Entry, Dining and Study
- **Special Wall/Cabinet Paint Finish** Allowance to use in Areas of *Your Choice*
- Generous Lighting Allowance
- Brushed Chrome Hardware on All Interior Doors
- Designer Staircase with Stained Oak Handrail and **Iron** Balusters

Interior Features (continued)

- Wood Burning or Direct Vent Fireplace with **Cast Stone Surround** and Gas Starter (per plan)
- Painted Cabinets over Washer and Dryer
- Six Panel Hollow Core Interior Doors
- Garage Walls and Ceilings are Textured, Trimmed and Painted

Kitchen

- 42" Custom Raised Paneled Cabinets
- Ceramic Tile Backsplash
- Ceramic Tile Floor in Kitchen and Breakfast Nook
- **Granite** Countertops
- Stainless Steel Undermount Sink
- Moen Chrome Pull Out Spray Faucet
- GE® **Stainless Steel** Appliance Package
 - 30" GE Profile Gas Cooktop
 - 30" Self-Cleaning Oven
 - Built-in Microwave
 - Triton Dishwasher with QuitePower II Sound Package
 - 1/3 HP Disposal

Master, Powder & Secondary Bathrooms

- Moen Satine Plumbing Features in Master and Powder Bath
- Ceramic Tile Flooring All Baths
- Oversized Garden Tub in Master Bath
- Elegant Cultured Marble Vanities with Integral Bowls
- Glass Enclosed Shower with Ceramic Tile Walls in Master Bath
- Pedestal Sink with Decorative Wood Framed Mirror in Powder Bath
- Elongated Commodes in All Baths

In pursuit of constant improvement, Darling Homes reserves the right to make changes to the standard features at their discretion Effective: 10/16/2008



Electrical/Technology

- Pre-Wire Cable – 3 Locations RG-6
- Pre-Wire Telephone – 3 Locations CAT-5
- Pre-Wire DSS – 1 Location
- Pre-Wire Fiber Network – 2 Locations
- Pre-Wire Surround Sound in Family Room and Media Room (per plan)
- Family Room, Study, Gameroom and All Bedrooms are Blocked, Switched and Wired for Ceiling Fans

Landscaping

- Fully Sodded Yard
- Full Programmable Sprinkler System
- Generous Landscape Allowance and Design Assistance by a Landscape Professional

Safety & Energy Efficiency

- All Homes Built to High Energy-Efficient Standards Meeting or Exceeding all State Energy Codes
- Energy Efficient Insulation with Poly Sealant Around Base Plates, Doors and Windows
- Insulated Recessed Lighting
- Double Pane Low “E” Glass Windows
- Honeywell™ Programmable Thermostats
- R-4 Dow™ Styrofoam Sheathing
- R-13 Batt Insulation in Exterior Walls
- R-22 Batt Insulation in Knee Walls and Sloped Ceilings
- R-38 Cellulose Insulation in Flat Ceiling
- Energy Saving Gas Water Heater (s)
- Smoke Detectors
- Carbon Monoxide Detectors (one per floor)
- Arc-Fault Circuit Interrupter (one per bedroom)
- Security System
- Efficient Gas Heat/Electric **14 SEER** Air Conditioning
- Energy Star Certified
- Radiant Barrier Roof Decking

Warranty

- 1 Year Builders Warranty
- 2 Year Mechanical Warranty
- 10-Year Home of Texas Structural Warranty™

Interior Design Consulting

All Darling Homes’ buyers are provided with 4 hours of individual design consultation from our staff of full time interior design professionals when making their selections at the Darling Homes Design Center. This allows you the privilege to customize your home from a vast array of finish-out choices to meet your family’s lifestyle.

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