



Bridgeland

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
- All Exterior/Interior Wall Framing on 16" Centers
- Engineered '**Quiet Floor**' I-Beam Joist System with 3/4" Subflooring for Second Floor
- **Taexx®** Built-In Pest Control System (Wall)
- **Borate** – Termite Treatment on Frame Exterior Wall and Slab Penetrations
- **PEX** Plumbing System

Exterior Features

- Custom One and Two Story Innovative Designs
- Cast-stone Address Block
- Front Guttering
- 30 Year Laminated Composition Shingles
- 2-Panel Knotty Alder Front Door with Schlage Satin Nickel Handle Set
- **Vinyl** Double Pane Energy Efficient Windows
- Steel Embossed Carriage Style w/Straps Garage Door with Openers
- 6' Fence with gate
- Broom Finished Driveway, Lead Walkway and Patio

Interior Features

- **Rounded Corners** (Per Plan)
- Ceramic Tile Floor in Entry, Kitchen, Breakfast Nook, Utility and **All Baths**; Mudroom and Sunroom (per plan)
- **Crown Molding** – Entry, Dining, Living or Study (per plan)

Interior Features (continued)

- Collection of Lighting Packages to Choose From
- Satin Nickel Hardware on All Interior Doors
- Designer Staircase with Stained Oak Handrail and Painted Wood Balusters
- Wood Burning Fireplace with Tile Hearth and Painted Mantel
- Painted Shelf with rod over Washer and Dryer
- Two Panel Hollow Core Interior Doors

Kitchen

- Flat Paneled 42" Cabinets
- Ceramic Tile Backsplash
- Ceramic Tile Floor in Kitchen and Breakfast Nook
- **Granite** or **Silestone** Countertops
- **Stainless Steel Undermount Sink**
- Appliance Package in Stainless Steel
 - GE **Built-In** Gas Cooktop
 - GE 30" **Built-In** Self –Clean Oven
 - GE® Spacemaker Microwave
 - GE® Dishwasher with **QuitePower** Sound Package
 - 1/3 HP Garbage Disposal

In pursuit of constant improvement, Darling Homes reserves the right to make changes to the standard features at their discretion. Plans, elevations and available options are subject to change without notice. Elevation selection may affect windows, porches and architectural features. Room dimensions and square footage are approximate and may change due to options and elevations. Floor plans and elevations may show upgraded features, such as stone. See sales counselor for details.

Effective: 12/8/2011

Master, Powder & Secondary Bathrooms

- Ceramic Tile Flooring in **All Baths**
- Garden Tub in Master Bath
- Elegant Cultured Marble Vanities with Integral Bowls
- Glass Enclosed Shower with Ceramic Tile Walls in Master Bath
- Pedestal Sink in Powder Bath – Per Plan
- **Elongated** Commode in Master and Powder Baths; Round in Secondary

Landscaping

- Front, Side and Rear Yard Sodded
- **Generous Landscape Package**
- **Full Irrigation System**

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
- Vinyl Double Pane Windows Throughout
- Honeywell™ Digital Thermostats
- R-3 Foam Sheathing
- R-13 Batt Insulation in Exterior Walls
- R-22 Batt Insulation in Knee Walls and Sloped Ceilings
- R-30 Blown and/or Batt Insulation in Flat Ceiling
- Energy Saving Gas Water Heater (s)
- Smoke Detectors
- High Efficient **Carrier** Air Conditioning with Puron
- Radiant Barrier Decking

Electrical/Technology

- Pre-Wire Cable (RG-6) – Locations per plan
- Pre-Wire Telephone (CAT-5) – Locations per plan
- Ceiling Fans in Family Room and Master Bedroom (Game Room per plan); All Secondary Bedrooms are Blocked, Switched and Wired

Warranty

- 1 Year Workmanship and Materials Warranty
- 2 Year Plumbing/HVAC/Electrical Systems Warranty
- 10-Year 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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