



## *Hawthorne Trails at Spring Trails*

### ***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 ¾" 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** Entry 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)

#### **Interior Features (continued)**

- **Crown Molding** – Entry; Dining and Study (per plan)
- 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.*

## Master, Powder & Secondary Bathrooms

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

## 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 - 3 Locations RG-6
- Pre-Wire Telephone – 3 Locations CAT-5
- 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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*Effective: 12/8/2011*