

Specification Level C

Foundation and Framing

- Post-tension slab professionally engineered by community soils report
- Pretreated for termites with Borate
- Taexx® built-in pest control system (activation service optional)
- Engineered I-Beam joist system with ¾" subflooring for second floor
- All exterior/interior wall framing on 16" centers
- Third party quality assurance inspections performed

Exterior Features

- Address block or numbers as determined by CC&Rs
- Seamless aluminum gutters - full coverage
- 30-year laminated composition shingles or tile (per plan)
- Solid wood entry door with Schlage® satin nickel finish handle set
- Front entry cedar clad garage doors or per CC&Rs - includes openers
- Alley load entry metal garage doors or per CC&Rs - includes openers
- 6' pre-stained cedar fence with metal posts or as determined by CC&Rs
- Brick front porch and courtyard (per plan) - straight installation
- Leadwalk and front entry driveway - salt finish concrete
- Patio - salt finished concrete

Interior Features

- Rounded corners (per plan)
- 8' solid core doors throughout first floor
- 6' 8" hollow core throughout second floor
- 2 ¼" smooth plank wood floor in entry

Interior Features (Cont.)

- Ceramic tile flooring in kitchen, breakfast, utility and all baths; mudroom (per plan)
- ½" 6 lb. carpet pad
- 5 ¼" crown molding in study and master bedroom
- 5 ¼" base molding throughout home
- Kichler® lighting
- Designer staircase with stained oak handrail and metal balusters
- Direct vent fireplace per plan with Stonecraft mantel surround
- Garage walls and ceilings - textured, trimmed and painted

Kitchen

- Custom cabinets with rounded corners and end panels, choice of style and woods
- Ceramic tile backsplash
- Granite countertops - choice of edge
- Stainless Steel undermount sink with 1/3 HP disposal
- Moen Pull Arbor® spot resistant stainless pull down spray faucet
- GE® stainless steel appliance package
 - 36" gas cooktop, 5 burners
 - 36" vent liner - vented to exterior
 - 30" double wall oven
 - Built-in microwave
 - Fully integrated dishwasher

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Master, Powder & Secondary Bathrooms

- Moen Eva® brushed nickel plumbing fixtures; wide spread faucets in master and powder bath
- Furniture style vanity cabinet with granite top in powder bath
- Acrylic drop-in tub in master bath
- Granite vanities with undercounter sink in master and powder bath; engineered marble with undercounter sink in all secondary baths
- Glass enclosed shower with ceramic tile walls in master bath
- Wood framed mirror in master and powder bath (per plan - first floor)
- Elongated commodes in all baths

Electrical/Technology

- Pre-wire telephone & TV - three locations
 - Single TEL (CAT6)
 - Single TV (RG6/Shielded)
- Pre-wire LAN - one location
- Pre-wire satellite -RG6 to attic (HD Sat Ready)
- Pre-wire Dolby Digital surround sound one location 5.1, media room (per plan) 7.1
- Ceiling fans in family room, master bedroom and game room (per plan); study and secondary bedrooms are blocked, switched and wired

Safety & Energy Efficiency

- Efficient gas heat/electric 16 SEER rated air conditioning
- Honeywell™ Wi-Fi programmable thermostats
- Energy efficient insulation with poly sealant around base plates, doors and windows
- Vinyl Low-E divided lite windows on the front - clear on side and back elevations

Safety & Energy Efficiency (Cont.)

- R-13 fiberglass insulation
- R-30 fiberglass insulations in floors over outdoor or unconditioned space
- R-38 fiberglass insulation in flat ceilings
- Roof decking - radiant barrier sheathing
- Tankless hot water heater(s)
- Smoke detectors
- Carbon monoxide detectors (one per floor)
- Arc-fault circuit interrupter (throughout home as code requires)
- Security system with two keypads
- All homes are built to the standards of Green Built North Texas

Landscaping

- Fully sodded yard
- Fully programmable sprinkler system
- Landscape package designed in accordance with design guidelines

Darling Homes Warranty Program

- One year workmanship and materials warranty
- Two year plumbing/HVAC /electrical systems warranty
- Ten year limited structural warranty

Interior Design Consulting

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

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