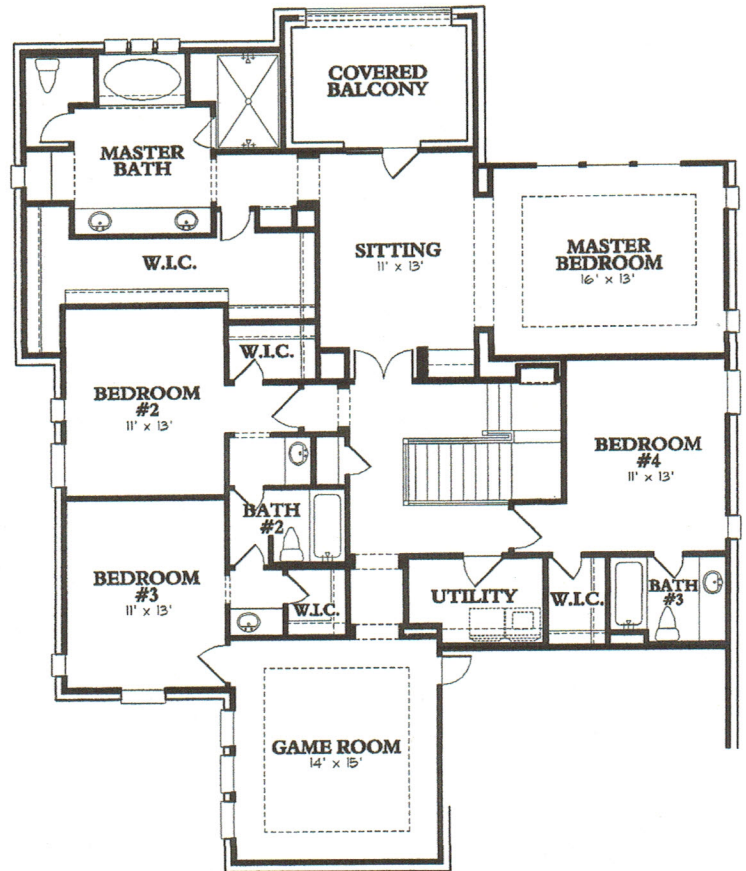
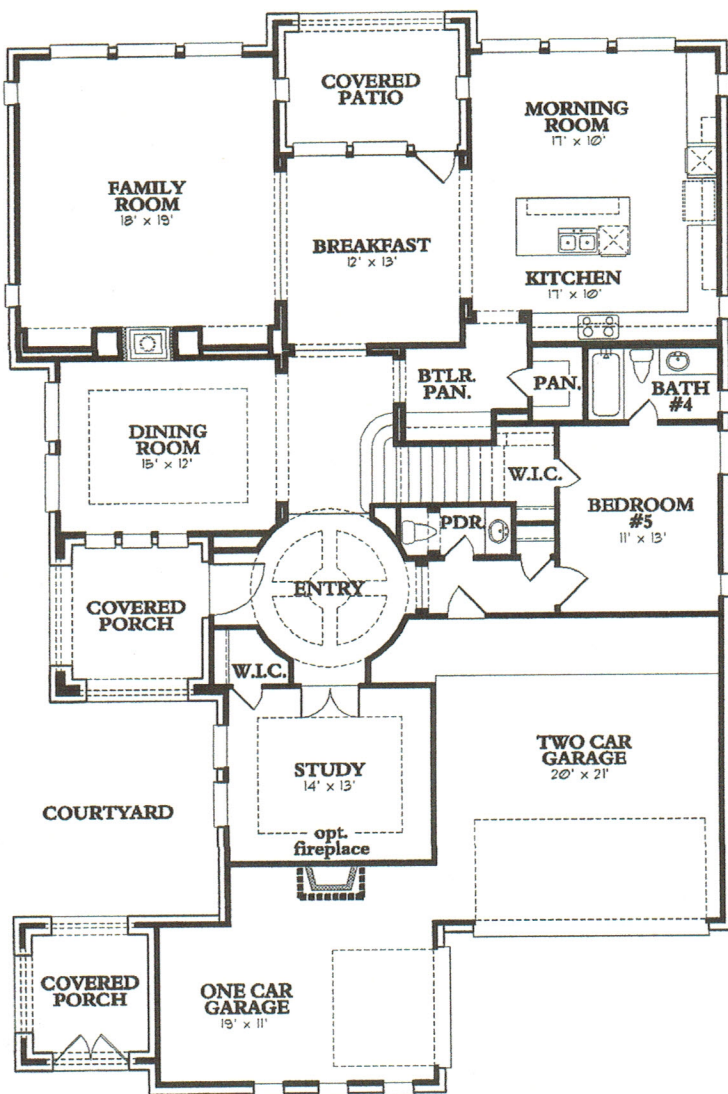




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FIRST FLOOR PLAN

SECOND FLOOR PLAN



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Terraces on Memorial

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

Exterior Features

- Custom One and Two Story Innovative Designs
- Cast-stone Address Block
- Full Guttering
- Brick Entry Porch
- 30 Year Laminated Composition Shingles
- **Solid Wood** Entry Door with **Oil Rubbed Bronze** Handle Set
- Low "E" Double Pane Energy Efficient Windows
- **Cedar Clad** Garage Doors with Openers
- 6' Cedar Fence with gate
- Broom Finished Driveway, Lead Walkway and Patio
- **Oversized and 3-Car** Garages Available (per plan)

Interior Features

- Rounded Corners (Per Plan)
- **Wood** Floors in Entry; Ceramic Tile Floor in Kitchen, Breakfast Nook, Utility and All Baths
- **Crown Molding** – Entry, Family, Kitchen, Breakfast Nook, Study, Dining and Master Bedroom
- Collection of Lighting Packages to Choose From
- **Decora** Switches
- **Oil Rubbed Bronze** Hardware on All Interior Doors
- Designer Staircase with Stained Oak Handrail and **Wrought Iron** Balusters
- 36" Wood Burning or Direct Vent Fireplace with **Cast Stone Surround** and **Remote** Starter

Interior Features (continued)

- **8' 0"** **Solid Core** Interior Doors on 1st Floor
- ½" carpet pad
- Garage Walls and Ceilings are textured, trimmed and painted
- **Accent Paint in 2 rooms**

Kitchen

- 42" Custom Raised Paneled Cabinets
- Ceramic Tile Backsplash
- Ceramic Tile Floor in Kitchen and Breakfast Nook
- **Granite or Silestone** Countertops
- **Stainless Steel** Undermount Sink
- **GE Monogram** Appliance Package in Stainless
 - 36" Rangetop with **Six** Burner
 - 30" **Built-In** Double Wall Oven with **Upper** Convection
 - **Built-In** Microwave
 - 4 Cycle Dishwasher
 - 1/3 HP Garbage Disposal

Master, Powder & Secondary Bathrooms

- Ceramic Tile Flooring in All Baths
- Oversized **Jetted** Tub in Master Bath
- **Granite or Silestone** Countertops in Master Bath, Cultured Marble with **Matte** Finish in Secondary Baths
- Glass Enclosed Shower with Ceramic Tile Walls in Master Bath
- **Venetian Bronze** Plumbing Features in Master Bath and Powder Bath
- **Claw Foot or Contemporary Cabinet** with Granite or Silestone Countertop 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: 4/7/2009*



Electrical/Technology

- Pre-Wire Cable - 5 Locations RG-6
- Pre-Wire Telephone – 5 Locations CAT-5
- **Pre-Wire Surround** – 1 Location
- Ceiling Fans in Family Room and Master Bedroom (Game Room per plan); All Secondary Bedrooms are Blocked, Switched and Wired

Landscaping

- Full Sodded Yard
- Generous Landscape Package
- Full Programmable Sprinkler 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
- Double Pane Low “E” Glass Windows Throughout
- Honeywell™ Programmable Thermostats
- R-3 Dow™ Styrofoam 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
- Security System
- **Tech Shield Roof Decking**
- Efficient Gas Heat/Electric **14 SEER** Carrier Air Conditioning with Puron Efficiency

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 6 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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