



Feature List for our homes built in: Bridgeland 80'

SmartTouches

- ◆ Open foyer with ceramic tile flooring
- ◆ Ceiling fans in family room, gameroom and master bedroom
- ◆ Full french doors at study
- ◆ Granite countertops in kitchen, master bath and secondary baths
- ◆ Open foyer with choice of hardwood or ceramic tile flooring
- ◆ Framed vanity mirrors in powder room
- ◆ Cove rope lighting in dining room (per plan)
- ◆ Vessel Sink with travertine vanity top & wrought iron supporting bracket in powder room
- ◆ 1x6 baseboards
- ◆ Choice of hardwood or ceramic tile flooring in family room, kitchen and breakfast room
- ◆ Ceramic tile flooring in family room, kitchen and breakfast room
- ◆ Laundry/hobby counter in utility room (per plan)
- ◆ Elongated commodes in all baths (per plan)
- ◆ Eight-foot interior and exterior doors (per plan)
- ◆ Rounded or square corners on walls
- ◆ Satin nickel door hardware
- ◆ Keyless garage entry or electronic deadbolt keyless back door entry
- ◆ Ceramic tile flooring in all baths
- ◆ LED lighting in utility room and master closet
- ◆ Direct vent fireplace with marble or ceramic tile surround and elegant mantle (per plan)
- ◆ Wrought iron stair balusters on staircase

SmartStorage

- ◆ Built-in laminated storage system in master closet
- ◆ Generously sized utility room with built-in work counter (per plan)
- ◆ 96 square feet of lighted and decked attic storage in detached garage
- ◆ Hidden storage area concealed behind bookcase (per plan)
- ◆ Storage area under stairwell (per plan)
- ◆ Generously sized closets in secondary bedrooms

SmartKitchens

- ◆ Satin nickel hardware on kitchen cabinets and drawers
- ◆ Wall or door mounted spice rack
- ◆ Ceramic tile flooring
- ◆ Drinking water filtration system at kitchen sink
- ◆ Towel bar inside cabinet door at kitchen sink
- ◆ Stainless steel cooktop with up-draft vent and double ovens (Per Plan)
- ◆ Ceramic tile backsplash
- ◆ Stylish 42" cabinets with adjustable shelves
- ◆ Spacious walk-in pantry with automatic light
- ◆ Pull-out trash can cabinet in kitchen (Per Plan)
- ◆ Raised ergonomically designed dishwasher (per plan)
- ◆ Choice of hardwood or ceramic tile flooring
- ◆ Stainless steel, undermount sink with Delta, single-lever faucet
- ◆ Two sliding pot and pan storage trays or drawers in kitchen cabinet

SmartKids

- ◆ Laundry Chute (per plan)
- ◆ Built-in backpack racks (per plan)
- ◆ "Jack-n-Jill" baths with separate vanity areas (per plan)

SmartMasterSuites

- ◆ Wall safe in master closet
- ◆ Spacious sitting area (some with fireplaces) - per plan
- ◆ Granite vanity countertops in master bath
- ◆ Dual shower heads in master shower (per plan)
- ◆ Ceramic tile flooring in master bath
- ◆ Oval soaking tub
- ◆ Built-in laminated storage system in master closet
- ◆ Full-length dressing mirrors in master bath (per plan)
- ◆ Roman spray arm in master tub
- ◆ Nickel hardware on master bath cabinets
- ◆ Television niche with cable connection in master bath (per plan)
- ◆ Elongated commode in master toilet room

Some features may be available on specific plans and/or in specific communities. Because Trendmaker is constantly working to improve, all features are subject to modification at any time including changes, additions or deletions. Some features are available only with detached garages. The availability of these features is subject to change without prior notice. Some features may vary to meet requirements in designated windstorm areas.



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SmartGarages

- ◆ 8ft built-in work counter with LED lighting
- ◆ 4ft x 8ft pegboard above work counter
- ◆ Dedicated electrical outlet at work counter for tools and appliances
- ◆ Garage door opener(s)
- ◆ Operable window provides natural light and ventilation (per plan)
- ◆ Brick front on garage exterior

SmartWiring

- ◆ Cable TV outlets in family room, game room, study, master bedroom & bath
- ◆ Telephone outlets in family room, game room, study, master bedroom & bath
- ◆ Complete Intrusion Alarm System
- ◆ Built-in surge protection throughout entire home
- ◆ Outlet for satellite installation (with RG6 cable) in the family room, master bedroom and gameroom
- ◆ Pre-wiring for surround sound in family room (four ceiling speaker locations and one sub-woofer location)
- ◆ Complete Intrusion Alarm System with motion detector
- ◆ CAT-5 wiring for all telephone/computer outlets
- ◆ Rocker light switches
- ◆ Block + wire for ceiling fans on back patio

SmartConstruction

- ◆ Customer Participation Program includes pre-construction Plan Review Meetings and staged walk-throughs
- ◆ Whole-house fiber cement system includes fiber cement lap siding, fascia, trim boards and soffit for lasting beauty and low-maintenance (protected with a factory priming system)
- ◆ Extended two-year limited warranty for roof leak repair
- ◆ 100% acrylic-based exterior paint combined with elastomeric caulk
- ◆ Trus Joist Engineered Joist system (per plan)
- ◆ Gutters at front and rear of home only (per plan)
- ◆ Ridge vents
- ◆ Anti-fracture membrane under ceramic tile and slate flooring
- ◆ Radiant barrier roof decking
- ◆ Thermography check of home, prior to completion and at one-year warranty service, performed by an independent, bonded contractor, to assure that the integrity of each home upholds the high quality of standards delivered by Trendmaker.
- ◆ In-Wall Pest Control System
- ◆ Limited lifetime warranty on shingles
- ◆ Member of the Guardian Home Program
- ◆ Termite Borate Wood Pretreatment

SmartEnergy

- ◆ Guardian Energy Certified
- ◆ Matched Lennox brand air conditioning and heating systems
- ◆ Vinyl double pane, Low-E windows (Solar heat gain coefficient of .30)
- ◆ Touchscreen programmable thermostats
- ◆ Fresh air blending system provides proper exchange of outside and inside air to improve air quality
- ◆ Honeywell high-performance media air filters
- ◆ Equalization ducts installed in bedrooms
- ◆ Gas furnace and water heater
- ◆ Five-blade ceiling fans with light kits in master bedroom, family room and gameroom
- ◆ Gas line supplied to fireplace, dryer, and cooktop
- ◆ Mastic-sealed attic duct work (reduces attic air leaks by 60%)
- ◆ Poly sealed base plates, exterior doors, windows, plumbing and wires to attic
- ◆ Energy-efficient, hi-lumens LED bulbs in recessed can lights
- ◆ Each home individually tested to ensure compliance with energy efficiency requirements
- ◆ Exterior walls of improved living areas are insulated with fiberglass insulation to a thickness of 3-1/2 inches which yields a R-value of 13

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SmartLandscaping

- ◆ Landscaped front yards
- ◆ Local professional landscape companies
- ◆ 95 percent pure graded grass
- ◆ Fully sodded front and back yards (per community)
- ◆ Landscapers design or plan all plant placement specific to each home and site
- ◆ Limited 1-year Warranty on plants and trees provided by Trendmaker Homes
- ◆ Top soil in beds rather than grade sand
- ◆ Regional plants specifically chosen for this coastal region

SmartServices

- ◆ Home Builder's Limited Warranty
- ◆ Final consultation with Trendmaker Design Center specialists
- ◆ Complimentary one-time carpet restretch at first year (if needed)
- ◆ Plan Review Meeting prior to commencement of construction
- ◆ Customer survey after each warranty request to ensure homeowner satisfaction
- ◆ Trendmaker Design Center offers wide variety of interior design selections
- ◆ Complimentary one-time sheetrock crack repair at first year (if needed)

SmartAutomation

- ◆ Honeywell Tuxedo Touch Home Control Panel
- ◆ 2 Z-Wave controlled light switches
- ◆ Honeywell Z-wave controlled thermostats
- ◆ 2 Z-Wave controlled electrical outlets
- ◆ Schlage Z-wave keyless entry lock
- ◆ On-premises control of the automation system through your smartphone, web-enabled TV or compatible mobile device. (Off-premises control available with subscription fee)

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