TRENDMAKER HOMES

Where the upgrades are Standard.

## Feature List for our homes built in: Bridgeland 80'



### SmartTouches

- Vessel Sink with travertine vanity top & wrought iron supporting bracket in powder room
- Delta ashlyn chrome faucets in master bath, powder room and secondary baths
- Full french doors at study
- Granite countertops in kitchen, master bath and secondary baths
- 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
- 1x6 baseboards
- Choice of hardwood or ceramic tile flooring in family room, kitchen and breakfast room
- Ceramic tile flooring in all baths
- Fluorescent 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
- Ceiling fans in family room, gameroom and master bedroom
- Satin nickel door hardware
- Keyless garage entry or electronic deadbolt keyless back door entry
- Open foyer with choice of hardwood or ceramic tile flooring
- Framed vanity mirrors in powder room
- Cove rope lighting in dining room (per plan)
- Gas stub on back patio

### 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
- Choice of hardwood or ceramic tile flooring
- Drinking water filtration system at kitchen sink
- Towel bar inside cabinet door at kitchen sink
- 36" cooktop with up-draft vent with stainless steel double ovens (Per Plan)
- Granite countertops
- 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)
- Ceramic tile backsplash
- 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
- Television niche with cable connection in master bath (per plan)
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- Elongated commode in master toilet room
- Oval soaking tub
- Climate-controlled closets with four-bulb fluorescent lighting (per plan)
- Granite vanity countertops in master bath
- Dual shower heads in master shower (per plan)
- Ceramic tile flooring in master bath
- Nickel hardware on master bath cabinets
- Built-in laminated storage system in master closet
- Full-length dressing mirrors in master bath (per plan)
- Roman spray arm in master tub

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### SmartGarages

- 8ft built-in work counter with fluorescent 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)
- CAT-5 wiring for all telephone/computer outlets
- Rocker light switches
- Projector ready and pre-wiring for surround sound and cable/satellite at media room (per plan)
- 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, facia, 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

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### SmartEnergy

- Guardian Energy Certified
- Touchscreen programmable thermostats
- Equalization ducts installed in bedrooms
- Gas line supplied to fireplace, dryer, and cooktop
- Energy-efficient, hi-lumens fluorescent bulbs in recessed can lights
- 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
- Matched Lennox brand air conditioning and heating systems
- Fresh air blending system provides proper exchange of outside and inside air to improve air quality
- Gas furnace and water heater
- Mastic-sealed attic duct work (reduces attic air leaks by 60%)
- 15 SEER (Seasonal Energy Efficiency Ratio) high efficiency, area-zoned air conditioning system
- Vinyl double pane, Low-E windows (Solar heat gain coefficient of .30)
- Honeywell high-performance media air filters
- Five-blade ceiling fans with light kits in master bedroom, family room and gameroom
- Poly sealed base plates, exterior doors, windows, plumbing and wires to attic
- Each home individually tested to ensure compliance with energy efficiency requirements

### 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 Buillder'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 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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