



Feature List for our homes built in: Crystal Falls 80'

SmartTouches

- ◆ Elongated commodes in all bathrooms
- ◆ Decora rocker Switches
- ◆ Ceiling fans in family room, gameroom and master bedroom (per plan)
- ◆ Salted driveway, private walk and front porch
- ◆ Ceramic tile flooring in family room, kitchen, breakfast, utility, casual dining, breakfast, foyer, and all baths
- ◆ Gas stub on back patio
- ◆ Full extension drawers on all cabinets
- ◆ Satin nickel interior door knobs
- ◆ Fireplace with ceramic tile surround, painted mantle and gas lighter
- ◆ 1x6 base with 1x4 door casing with a 1x6 header
- ◆ Garage door opener(s) with keypad entry
- ◆ Classic white package
- ◆ 4 panel sliding glass door in family room
- ◆ Fluorescent lighting in utility room and master closet (per plan)
- ◆ Wood/Wrought iron balusters on staircase with square newel posts
- ◆ Delta Windemere chrome faucets in master bath, powder room and secondary baths

SmartStorage

- ◆ Utility room with laundry folding table and 30" upper cabinet with rod
- ◆ Storage area under stairwell (per plan)
- ◆ Generously sized and functionally designed closets in secondary bedrooms
- ◆ Hidden storage (per plan)

SmartKitchens

- ◆ Silestone/Granite countertops
- ◆ 36" stainless steel, self-cleaning oven with microwave and 5 burner gas cooktop
- ◆ Wall or door mounted spice rack in kitchen (per plan)
- ◆ Two sliding pot and pan storage drawers in kitchen cabinet (per plan)
- ◆ Hardware for all cabinets
- ◆ Contemporary 42" stained/painted shaker cabinets
- ◆ Stainless steel, undermount sink with Delta, single-lever faucet
- ◆ Pull-out trash can cabinet in kitchen
- ◆ Ceramic tile backsplash
- ◆ Spacious walk-in pantry with automatic light (per plan)
- ◆ Drinking water filtration pre-plumb at kitchen sink

SmartKids

- ◆ Laundry Chute (per plan)
- ◆ Stained/painted vanity cabinets in secondary bathrooms
- ◆ Piedrafina countertops with under-mount rectangle sink bowls in secondary bathrooms
- ◆ Hardware for all cabinets
- ◆ "Jack-n-Jill" baths with separate vanity areas (per plan)
- ◆ Raised height 36" vanities
- ◆ Built-in backpack racks (per plan)

SmartMasterSuites

- ◆ Comfort height commode in master water closet
- ◆ Tile shower walls with shampoo shelf and shower seat
- ◆ Hardware for all cabinets
- ◆ Piedrafina countertops with under-mount rectangle sink bowls in master bath
- ◆ Full length dressing mirror in master suite (per plan)
- ◆ "His-n-Her" raised-height 36" vanities in master bath
- ◆ Stained/painted cabinets in master bath
- ◆ Luxurious sunken soaking tub
- ◆ Television shelf with cable connection in master bath (per plan)
- ◆ Climate-controlled master closet with fluorescent lighting (per plan)
- ◆ Extended length vanity mirrors

SmartWiring

- ◆ Built-in surge protection throughout entire home
- ◆ Choose any six standard single locations: RG6 cables, Cat5e phone or Cat6 network (If applicable, may not apply due to construction progress)
- ◆ Block & wire for ceiling fans in all secondary bedrooms
- ◆ Complete intrusion alarm system which includes a keypad and wiring for all operable windows
- ◆ Meeting with low voltage expert
- ◆ Block & wire for ceiling fan on back patio

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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SmartConstruction

- ◆ Full gutters
- ◆ In-Wall Pest Control System
- ◆ Extended two-year limited warranty for roof leak repair
- ◆ Thermography check of home, Prior to completion, performed by an independent bonded contractor to assure the integrity of each upholds the high quality of standards delivered by Trendmaker
- ◆ Rim SealR air sealing system at top plate, base plate, windows and doors to target areas where air penetration is often found
- ◆ Termite Borate Wood Pretreatment
- ◆ Ridge vents
- ◆ Member of the Guardian Home Program
- ◆ 100% acrylic-based exterior paint combined with elastomeric caulk
- ◆ Whole-house fiber cement system includes Hardi fiber cement lap siding, fascia, trim boards and soffit for lasting beauty and low-maintenance (protected with a factory priming system)
- ◆ Anti-fracture membrane under ceramic tile and slate flooring
- ◆ Radiant barrier roof decking
- ◆ Limited lifetime warranty on shingles
- ◆ Vinyl double pane, Low-E windows (solar heat gain coefficient of .36)
- ◆ Exterior walls of improved living areas are insulated with blown-in fiberglass insulation to a thickness of 3-1/2 inches which yields a R-value of 15
- ◆ Trus Joist Engineered Joist system (per plan)

SmartEnergy

- ◆ Guardian Energy Certified
- ◆ Vinyl double pane, Low-E windows (Solar heat gain coefficient of .36)
- ◆ Exterior walls of improved living areas are insulated to a thickness of 3-1/2 inches which yields a R-value of 15
- ◆ Each home individually tested to ensure compliance with energy efficiency requirements
- ◆ Mastic-sealed attic duct work (reduces attic air leaks by 60%)
- ◆ Equalization ducts installed in bedrooms
- ◆ Honeywell high-performance media air filters
- ◆ Energy-efficient light-emitting diodes (LED) bulbs in all recessed can lights and fixture lighting
- ◆ Fresh air blending system provides proper exchange of outside and inside air to improve air quality
- ◆ Natural Gas Furnace and Water Heater
- ◆ Matched Lennox brand air conditioning and heating systems
- ◆ 16 SEER (seasonal energy efficiency ratio) high efficiency, area-zoned air conditioning system
- ◆ Gas line supplied to fireplace, dryer, outdoor kitchen and cooktop

SmartLandscaping

- ◆ Local professional landscapers who design all plant placement specific to each home and site
- ◆ Designed irrigation system per lot
- ◆ Regional plants specifically chosen for the Hill Country region
- ◆ Landscaped front yards with fully sodded front and back yards (per lot)

SmartServices

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

SmartAutomation

- ◆ Programmable & Wi-Fi compatible thermostats
- ◆ On-premises control of the automation system through your smartphone, web-enabled TV or compatible mobile device. (Off-premises control available with subscription fee)
- ◆ Honeywell Tuxedo Touch Home Control Panel
- ◆ Schlage Z-wave keyless entry lock

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