



## Feature List for our homes built in: Fulshear Run 1/2 Acre

### SmartTouches

- ◆ Ceramic tile flooring in family room, kitchen and breakfast room
- ◆ Decora rocker Switches
- ◆ Ceiling fans in family room, gameroom and master bedroom
- ◆ Wrought iron or wood balusters on staircase
- ◆ Laundry/hobby table in utility room (per plan)
- ◆ Gas stub on back patio
- ◆ LED lighting in utility room and master closet (per plan)
- ◆ Open foyer with ceramic tile flooring
- ◆ Delta Ashlyn chrome faucets in master bath, powder room and secondary baths
- ◆ Keyless garage entry or electronic deadbolt keyless back door entry
- ◆ Elongated commodes in all baths
- ◆ Granite countertops in kitchen, master and secondary baths
- ◆ Classic white package
- ◆ 1x6 baseboards
- ◆ Ceramic tile flooring in all baths
- ◆ Fireplace with ceramic tile surround, elegant mantle, and gas lighter

### SmartStorage

- ◆ Storage area under stairwell (per plan)
- ◆ Generously sized utility room with built-in work counter (per plan)
- ◆ Generously sized closets in secondary bedrooms

### SmartKitchens

- ◆ Pull-out trash can cabinet in kitchen (Per Plan)
- ◆ Raised ergonomically designed dishwasher (per plan)
- ◆ Ceramic tile backsplash
- ◆ Drinking water filtration system at kitchen sink
- ◆ Stylish quality 42" cabinets with adjustable shelves
- ◆ Wall or door mounted spice rack
- ◆ Ceramic tile flooring
- ◆ Spacious walk-in pantry with automatic light (per plan)
- ◆ Stainless steel, self cleaning double ovens with microwave and gas cooktop with 5 sealed burners (per plan)
- ◆ Granite countertops
- ◆ Stainless steel, undermount sink with Delta, single-lever faucet
- ◆ Two sliding pot and pan storage trays or drawers in kitchen cabinet (per plan)

### SmartKids

- ◆ Telephone outlets in family room, master bedroom, gameroom & study
- ◆ Built-in backpack racks (per plan)
- ◆ Cable TV outlets in family room, master bedroom, gameroom and study
- ◆ "Jack-n-Jill" baths with separate vanity areas (per plan)
- ◆ Laundry Chute (per plan)

### SmartMasterSuites

- ◆ Wall safe in master closet
- ◆ Make-up area with lighting
- ◆ Television niche with cable connection in master bath (per plan)
- ◆ Ceramic tile flooring in master bath
- ◆ Climate-controlled master closet with LED lighting (per plan)
- ◆ Tile shower walls with shampoo shelf
- ◆ Granite vanity countertops in master bath
- ◆ Extended length vanity mirrors
- ◆ Dual shower heads (per plan)
- ◆ Sunken oval tub
- ◆ Full-length dressing mirrors in master bath (per plan)
- ◆ Elongated commode in master toilet room

### SmartGarages

- ◆ Built-in storage shelves (per plan)
- ◆ Pegboard above work counter (per plan)
- ◆ Built-in work counter with LED lighting (per plan)
- ◆ Garage door opener(s)
- ◆ Electrical outlet at work counter for tools and appliances (per plan)

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.



## Feature List for our homes built in: Fulshear Run 1/2 Acre

### SmartWiring

- ◆ Cable TV outlets in family room, game Room, study, master bedroom & bath
- ◆ Complete Intrusion Alarm System
- ◆ Pre-wired for 5.1 surround sound in family room
- ◆ Projector ready and pre-wiring for surround sound and cable/satellite at media room (per plan)
- ◆ Media room prewired for 7.1 surround sound (Per Plan)
- ◆ Built-in surge protection throughout entire home
- ◆ Complete Intrusion Alarm System with motion detector and keypad
- ◆ Telephone outlets in family room, game room, study, master bedroom & bath
- ◆ Outlet for satellite installation (with RG6 cable) in the family room and gameroom
- ◆ CAT-5 wiring for all telephone/computer outlets

### SmartConstruction

- ◆ 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.
- ◆ Extended two-year limited warranty for roof leak repair
- ◆ Gutters at front and rear of home only (per plan)
- ◆ Radiant barrier roof decking
- ◆ Member of the Guardian Home Program
- ◆ Customer Participation Program includes pre-construction Plan Review Meetings and staged walk-throughs
- ◆ 100% acrylic-based exterior paint combined with elastomeric caulk
- ◆ Ridge vents
- ◆ In-Wall Pest Control System
- ◆ Termite Borate Wood Pretreatment
- ◆ 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)
- ◆ Trus Joist Engineered Joist system (per plan)
- ◆ Anti-fracture membrane under ceramic tile and slate flooring
- ◆ Limited lifetime warranty on shingles

### SmartEnergy

- ◆ Each home individually tested to ensure compliance with energy efficiency requirements
- ◆ 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
- ◆ Poly sealed base plates, exterior doors, windows, plumbing and wires to attic
- ◆ Dow styrofoam sheathing (per community)
- ◆ Vinyl double pane, Low-E windows (Solar heat gain coefficient of .30)
- ◆ Honeywell high-performance media air filters
- ◆ Gas line supplied to fireplace, dryer, and cooktop
- ◆ Energy-efficient, hi-lumens LED bulbs in recessed can lights
- ◆ Guardian Energy Certified
- ◆ Touchscreen programmable thermostats
- ◆ Equalization ducts installed in bedrooms
- ◆ Mastic-sealed attic duct work (reduces attic air leaks by 60%)
- ◆ 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

### SmartLandscaping

- ◆ Landscaped front yards
- ◆ 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
- ◆ Local professional landscape companies
- ◆ 95 percent pure graded grass

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.



# TRENDMAKER HOMES

Where the upgrades are *Standard.*

## Feature List for our homes built in: Fulshear Run 1/2 Acre

Page 3 of 3

### SmartServices

---

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

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.