



Feature List for our homes built in: Hidden Arbor 80'

SmartTouches

- ◆ Ceramic tile flooring in family room, kitchen and breakfast room
- ◆ Satin nickel lever interior door knobs
- ◆ Open foyer with ceramic tile flooring
- ◆ Keyless garage entry or electronic deadbolt keyless back door entry
- ◆ Elongated commodes in all baths
- ◆ Cove rope lighting in dining room (per plan)
- ◆ Crown molding in entry, dining, study, and master bedroom (per plan)
- ◆ Decora rocker Switches
- ◆ Classic white package
- ◆ Ceramic tile flooring in all baths
- ◆ Fireplace with ceramic tile surround, elegant mantle, and gas lighter
- ◆ Five-blade ceiling fans with light kits in family room, gameroom and master bedroom
- ◆ LED lighting in utility room and master closet (per plan)
- ◆ Delta Windemere chrome faucets in master bath, powder room and secondary baths
- ◆ Ceiling fans in family room, gameroom and master bedroom (per plan)
- ◆ Laundry/hobby table in utility room (per plan)
- ◆ Wrought iron balusters on staircase
- ◆ Gas stub on back patio

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

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

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)

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SmartWiring

- ◆ Cable TV outlets in family room, game Room, study, master bedroom & bath
- ◆ 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
- ◆ Home office wiring to one designated room for fax, modem and office phone lines
- ◆ 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
- ◆ Block + wire for ceiling fans on back patio

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

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

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SmartServices

- ◆ Final consultation with Trendmaker Design center specialists
- ◆ Trendmaker Design Center offers wide variety of interior design selections
- ◆ Complimentary one-time carpet restretch at first year (if needed)
- ◆ Home Builder's Limited Warranty
- ◆ 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)

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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