



## Trendmaker's Coastal Standard Features

### Home Site

1,000 sq. ft. of 4" thick, reinforced concrete driveway and walkways  
Grading 10 ft. out from foundation  
Independent soil test

### Energy Features

Energy Star Certified  
'Blower-door' test every home for energy efficiency  
Low-E, impact resistant, vinyl windows  
Poly sealed base plates, exterior doors & windows  
R-16 wall-insulation system, R-22 vaulted ceiling, R-30 ceiling, and R-6 duct insulation

### Foundation

Wood pilings up to Base Flood elevation  
Conventional concrete foundation with 24" deep beams (may vary based on soils test)  
Designed by independent structural Engineer

### Roof

GAF Timberline Natural Shadow shingles (30-year warranty)  
Radiant barrier roof decking  
Roof ridge vents and continuous soffit vents  
Extended 2-year limited warranty for roof leak repair  
Full gutters on house

### Exterior Features

Whole-house fiber cement system with factory applied sealant/primer  
Vinyl, Low-E impact resistant windows  
½" OSB sheathing w/ Dow Weathermate-Plus house wrap  
Andean Walnut or Mahogany front door with leaded glass (varies per plan)  
Schlage keyless deadbolt on back door  
Keyless entry on overhead garage door  
Remote garage door opener for each garage door

### Plumbing

Delta Lahara Bronze plumbing faucets  
Elongated commodes in all baths  
Luxurious Barcelona vessel lavatory in powder room  
Gas connections for dryer, cooktop & fireplace(s)  
High efficiency, rapid recovery gas water heaters  
(3) exterior hose bib connections  
PEX water piping

### Electrical

Ceiling fans in family room, gameroom & master bedroom  
All secondary bedrooms wired & blocked for future ceiling fans  
Dual recessed reading lights above master bed  
Built-in surge protector throughout entire home  
Décor light switches  
Energy-efficient, hi-lumens fluorescent bulbs in recessed can lights  
100 ft. of electrical underground  
Rope lighting in dining  
Automatic door switch in pantry

### Air Conditioning & Heating

Lennox 14 SEER high efficiency, area-zoned air conditioning system  
Lennox gas furnace matched to system  
Touch screen programmable thermostat  
Honeywell high-performance media air filters  
Equalization ducts installed in bedrooms to ensure around-the-clock comfort  
Mastic-sealed ducts (reduces attic air leaks by 60%)  
Protective treatment of compressors to retard corrosion

### Audio/Video & Security

Media outlet (RG6 cable & Cat-5e) in all bedrooms  
Telephone outlet (Cat-5e) in all bedrooms and kitchen  
Satellite TV (Cat-5e & 2 RG6 cables) in the gameroom  
Pre-wired 5.1 home theater system in family  
Data/Media outlet (RG6 cable & 2 Cat-5e) in study  
Complete intrusion alarm system with motion detector and keypad

### Interior Features

8 ft. interior and exterior doors (per plan)  
Bronze finish, includes door hardware, shower enclosures, bath fixtures and towel bars  
6 ¼" baseboards downstairs & 4 ¼" upstairs  
Granite countertops in all baths  
Double crown molding in entry & study  
Single crown molding in dining, kitchen/breakfast, master bath & master  
Granite countertops in all baths  
Laundry/hobby table in utility room with 30" wall cabinet and hanging rod (per plan)  
Built-in backpack rack (per plan)  
Hidden storage room behind concealed bookcase (per plan)  
Laundry chute (per plan)  
Bronze finish lever door knobs  
Upgrade wood in entry, and upgrade ceramic tile in kitchen/breakfast, utility, and all bathrooms  
Upgrade carpet with ½" pad in all remaining areas  
Ceramic tile or marble fireplace surrounds with custom built wood mantles

### Master Suite

Climate-controlled closets with four-bulb fluorescent lighting  
Built-in storage system in master closet  
TV niche in master bath  
Dual shower heads in master shower  
Tiled shower walls with recessed shampoo shelf  
Whirlpool tub with Roman spray arm  
Granite countertops  
36" height stained Poplar vanity cabinets with oversized sinks  
Cabinet door and drawer knobs  
Delta Lahara Bronze plumbing faucets  
Full-length, 3-way dressing mirror in master bath (varies per plan)  
Framed vanity mirrors  
Medicine cabinet in master bath  
Recessed magazine rack with dual paper holders in master commode





## Trendmaker's Coastal Standard Features

### Kitchen

Granite countertops  
 42" Poplar stained, wall cabinets with raised door panels, 4" crown, and lip molding  
 GE stainless steel, self-cleaning 30" oven with coordinating stainless steel microwave  
 Gas cooktop - downdraft vent & sealed burners  
 Raised ergonomically designed, stainless steel dishwasher  
 Trash can cabinet next to sink  
 Wall or door mounted spice rack  
 Tilt-out sponge tray at kitchen sink  
 Door mounted towel bar under kitchen sink  
 Two sliding pot and pan storage drawers in kitchen cabinet  
 Elkay stainless steel under mount sink with coordinated Delta, single-lever faucet  
 Dual stage drinking water filtration system (sink & refrigerator)  
 Walk-in pantry with automatic light  
 Cabinet door and drawer knobs

### Services

Multiple 3<sup>rd</sup> party inspections at key stages of construction  
 Utilities paid during construction  
 Processing of utility hook-ups & building permits  
 2 hour consultation with our Interior Design Center staff  
 Plan Review Meeting prior to commencement of construction  
 ACES (American Construction & Education Services) Warranty Program  
 Complimentary one-time carpet re-stretch, and sheetrock crack repair at first year  
 Customer survey after each warranty request to ensure homeowner satisfaction  
 Numerous walks with Builder during construction  
 Thermography check of home, prior to completion and 1-year warranty service by an independent bonded contractor, to assure that the integrity of each home upholds the high quality of standards delivered by Trendmaker

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Purchaser \_\_\_\_\_ Date \_\_\_\_\_

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Sales Representative \_\_\_\_\_ Date \_\_\_\_\_

