



## Trendmaker Homes Build-On-Your-Land Standard Features

### Home Site

Landscaped front yards, including 2 pallets of rock  
Sod installed 10 ft. from sides and rear of  
foundation, and 50 ft. from the front of the  
foundation  
1,500 sq. ft. of 4" thick, reinforced concrete  
driveway and walkways  
Grading 10 ft. out from foundation  
Independent soil test  
Aerobic spray septic system (except for In-town)

### Energy Features

Energy Star Certified  
'Blower-door' test every home for energy  
efficiency  
Low-E, double-pane 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

Foundation designed by independent structural  
Engineer  
3,000 PSI concrete  
Post-tension foundation with 30" deep beams  
(may vary based on soils test)  
Up to 24" high foundation pad  
Compaction test of foundation pad

### 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 (excluding detached  
garage/breezeway)

### Exterior Features

Whole-house fiber cement system with factory  
applied sealant/primer  
Vinyl, Low-E double-pane windows  
½" Dow Styrofoam sheathing (non-windstorm areas)  
½" OSB sheathing w/ Dow Weathermate-Plus  
house wrap (windstorm areas)  
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  
Built-in pest control system

### 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

### Electrical (continued)

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%)

### 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 the family room  
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 moulding in entry, living, and study  
Single crown moulding in dining, kitchen/breakfast,  
master bath, and master bedroom  
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)  
Venetian finish lever door knobs  
Ceramic tile or wood in entry  
Ceramic tile in kitchen/breakfast, utility & baths  
Anti-fracture membrane under ceramic tile flooring  
Upgrade carpet with ½" pad in all remaining areas  
Ceramic tile or marble fireplace surrounds with  
custom built wood mantles  
Trus-Joist silent floor system

### 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  
Sunken whirlpool tub with Roman spray arm  
Granite countertops  
36" height vanity cabinets with oversized sinks  
Cabinet door and drawer knobs  
Delta Lahara Bronze plumbing faucets



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### Master Suite (continued)

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

### Kitchen

Granite countertops  
42" wall cabinets with raised door panels, 4" crown  
moulding and lip moulding  
GE stainless steel, self-cleaning 30" oven with  
coordinating stainless steel microwave  
Gas cooktop with downdraft vent and 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 under mount stainless steel 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

### Garage

8 ft. workbench with fluorescent lighting & built-in  
shelves  
4'x8' pegboard above workbench  
Operable window (detached garages only)  
Brick front exterior on detached garage  
96 square feet of lighted and decked attic storage with  
pull-down staircase (per plan)

### 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

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date