



Feature List for our homes built in: Headwaters 60'

SmartTouches

- ◆ Full extension drawers on all cabinets
- ◆ Wood/Wrought iron balusters on staircase with square newel posts
- ◆ Gas stub on back patio
- ◆ Fluorescent lighting in utility room and master closet (per plan)
- ◆ Ceramic tile flooring in Kitchen, Casual Dining, Breakfast, Foyer, utility, and all baths
- ◆ Elongated commodes in all bathrooms
- ◆ Classic white package
- ◆ 36" Direct Vent Fireplace with Tile Surround
- ◆ Hill country contemporary trim
- ◆ Ceiling fans in family and master bedroom (per plan)
- ◆ Delta Foundations chrome faucets in master bath, powder room and secondary baths
- ◆ Decora rocker Switches
- ◆ 2 or 4 panel sliding glass door in family room (per plan)
- ◆ Garage door opener(s) with keypad entry
- ◆ Fireplace with ceramic tile surround, painted mantle and gas lighter
- ◆ Satin nickel interior door knobs

SmartStorage

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

SmartKitchens

- ◆ Hardware for all cabinets
- ◆ Stainless steel, undermount sink with Delta, single-lever faucet
- ◆ Two sliding pot and pan storage drawers in kitchen cabinet (per plan)
- ◆ Pull-out trash can cabinet in kitchen
- ◆ Ceramic tile backsplash
- ◆ 30" stainless steel, self-cleaning oven with microwave and 4 burner gas cooktop
- ◆ Drinking water filtration pre-plumb at kitchen sink
- ◆ Silestone/Granite countertops
- ◆ Contemporary 42" stained/painted shaker cabinets
- ◆ Spacious walk in pantry (per plan)

SmartKids

- ◆ Stained/painted vanity cabinets in secondary bathrooms
- ◆ Piedrafina countertops with under-mount rectangle sink bowls in secondary bathrooms
- ◆ Built-in backpack racks (per plan)
- ◆ Hardware for all cabinets

SmartMasterSuites

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

SmartWiring

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

- ◆ Gutters at the front of home
- ◆ In-Wall Pest Control System
- ◆ Trus Joist Engineered Joist system (per plan)
- ◆ 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)
- ◆ 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
- ◆ 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
- ◆ Anti-fracture membrane under ceramic tile and slate flooring
- ◆ Radiant barrier roof decking
- ◆ Limited lifetime warranty on shingles
- ◆ 100% acrylic-based exterior paint combined with elastomeric caulk
- ◆ 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
- ◆ Vinyl double pane, Low-E windows (solar heat gain coefficient of .36)

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
- ◆ Fresh air blending system provides proper exchange of outside and inside air to improve air quality
- ◆ 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
- ◆ Each home individually tested to ensure compliance with energy efficiency requirements
- ◆ 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

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

SmartServices

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

SmartAutomation

- ◆ Schlage Z-wave keyless entry lock
- ◆ Programmable & Wi-Fi compatible thermostats

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