



TRENDMAKER HOMES.COM

SMART DIFFERENCES

Feature List for our homes built in: **Telfair 80'** Page 1 of 2

◆ - denotes a SmartDifference.

SmartTouches

- ◆ **Granite countertops in kitchen and all baths**
 - Open foyer with choice of hardwood or ceramic tile flooring
- ◆ Four-bulb fluorescent lighting in utility room and master closet
- ◆ Keyless garage entry and electronic Powerbolt keyless back door entry
- ◆ **Wrought iron balusters on staircase**
 - Chair rail and picture frame molding in dining room
- ◆ **Aged bronze, egg-shaped interior door handles**
 - Landscaped front yards
- ◆ Choice of hardwood or ceramic tile flooring in family room, kitchen, breakfast room, and utility room
- ◆ Laundry/hobby table in utility room
- Elongated commodes in all baths
- **Fireplace with stone surround, elegant mantle and gas lighter**
- ◆ 6-1/4" baseboards on first floor
- ◆ **Oil rubbed bronze, five-blade ceiling fans with alabaster light kits in family room, gameroom and all bedrooms**
- ◆ Generously sized closets in secondary bedrooms
- ◆ Ceramic tile flooring in all baths
- ◆ Spacious walk-in pantry with automatic light
- ◆ Laundry Chute (per plan)
- ◆ **Rounded corners on walls and window edges**
- ◆ Cove rope lighting in dining room (per plan)
- ◆ Eight-foot interior and exterior doors (per plan)
- ◆ Fully sodded front and back yards

SmartStorage

- ◆ 96 square feet of lighted and decked attic storage in garage (per plan)
 - Storage area under stairwell (per plan)
- ◆ Two sliding pot and pan storage trays or drawers in kitchen cabinet
- ◆ Recessed magazine rack with privacy storage in master toilet
- ◆ Built-in personal wall safe in master closet
- ◆ Built-in storage shelves in garage
- ◆ Generously sized utility room with built-in work counter (per plan)
- ◆ Spacious walk-in kitchen pantry with automatic light
 - Medicine cabinet in master bath
- ◆ Hidden storage area concealed behind bookcase (per plan)
- ◆ 4' x 8' pegboard above work counter in garage
- ◆ Tilt-out sponge tray at kitchen sink
- ◆ Wall or door mounted spice rack in kitchen
- ◆ Built-in laminated storage system in master closet
- ◆ Generously sized closets in secondary bedrooms

SmartKitchens

- ◆ **Full-size 30" stainless steel, self-cleaning oven with coordinating cooktop and microwave**
 - ◆ Granite countertops
 - ◆ Stylish Kent Moore 42", Maple cabinets with raised end panels and adjustable shelves
 - ◆ Dual stage drinking water filtration system (sink & refrigerator)
 - ◆ Pull-out trash can cabinet in kitchen
 - ◆ Wall or door mounted spice rack
- ◆ GE Monogram 36" stainless steel gas cooktop with telescopic vent
 - Ceramic tile backsplash
 - Aged bronze hardware on kitchen drawers and doors
 - ◆ Tilt-out sponge tray at kitchen sink
 - ◆ Towel bar inside cabinet door at kitchen sink
- ◆ **Raised ergonomically designed, stainless steel dishwasher**
 - ◆ Choice of hardwood or ceramic tile flooring
 - ◆ **Elkay stainless steel, undermount sink with Delta stainless steel, single-lever faucet**
 - ◆ Two sliding pot and pan storage trays or drawers in kitchen cabinet
 - ◆ Spacious walk-in pantry with automatic light

SmartKids

- ◆ Laundry Chute
- ◆ Cable TV outlets in family room, all bedrooms, gameroom and study
- ◆ Hidden storage area concealed behind bookcase (per plan)
- ◆ Generously sized closets in secondary bedrooms
- ◆ Keyless garage entry and electronic Powerbolt keyless back door entry
- ◆ Computer center/children's study with built-in desk and cable modem outlet (per plan)
 - "Jack-n-Jill" baths with separate vanity areas
- ◆ Telephone outlets in family room, all bedrooms, gameroom, study, kitchen and garage
- ◆ Built-in backpack racks (per plan)
- ◆ **Oil rubbed bronze, five-blade ceiling fans with alabaster light kits in all bedrooms**

SmartMasterSuites

- ◆ Dual recessed reading lights above the bed (individually switched)
- ◆ Additional wiring to accommodate speakers and volume control in master bedroom
- ◆ Built-in personal wall safe in master closet
- ◆ Granite vanity countertops in master bath
- ◆ Full-length dressing mirrors in master bath
- ◆ Make-up area with directional full spectrum lighting
- ◆ Sunken whirlpool tub
 - Elongated commode in master toilet room
- ◆ Second intrusion alarm system keypad in master bedroom
- ◆ Climate-controlled closets with four-bulb fluorescent lighting
- ◆ Maple cabinets and tub skirt in master bath
- ◆ Aged bronze hardware on master bath cabinets and drawers
- ◆ "His-n-Her" raised-height 36" vanities with oversized sinks (per plan)
- ◆ **Tile shower wall with diagonal tile accents and recessed shampoo shelf**
 - ◆ Roman spray arm in master tub
 - ◆ Ceramic tile flooring in master bath
- Spacious sitting area (some with fireplaces) - Per Plan
- ◆ Built-in laminated storage system in master closet
- ◆ Television niche with cable connection in master bath
 - Medicine cabinet in master bath
 - Extended length vanity mirrors
- ◆ Dual shower heads and full-body sprayer in master shower
- ◆ Recessed magazine rack with privacy storage in master toilet room

Note: Some SmartDifference features may be available only on specific plans and/or in specific communities. Because Trendmaker is constantly working to improve the SmartDifference features, all features are subject to modification at any time including changes, additions or deletions. Some SmartGarage 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.

SmartGarages

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| <ul style="list-style-type: none"> ◆ 8' built-in work counter with fluorescent lighting ◆ Dedicated electrical outlet at work counter for tools and appliances ◆ Operable window provides natural light and ventilation • 3-Car Garage | <ul style="list-style-type: none"> ◆ 4' x 8' pegboard above work counter ◆ Built-in storage shelves • Brick front on garage exterior | <ul style="list-style-type: none"> ◆ Telephone outlet at work counter ◆ Garage door opener(s) ◆ 96 square feet of lighted and decked attic storage with pull-down staircase (per plan) |
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SmartWiring

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| <ul style="list-style-type: none"> ◆ Built-in surge protection throughout entire home ◆ Dedicated outlet for tools and appliances in garage ◆ Outlet for satellite installation (with RG6 cable) in the family room, master bedroom and gameroom ◆ Pre-wiring for Intrusion Alarm System ◆ Rocker light switches | <ul style="list-style-type: none"> ◆ Dual recessed reading lights above bed (individually switched) ◆ Home office wiring to one designated room for dedicated fax, modem and office phone lines ◆ Home theater pre-wiring for surround sound in family room (four ceiling speaker locations and one sub-woofer location) ◆ CAT-5 wiring for all telephone/computer outlets (4 phone lines at each outlet) | <ul style="list-style-type: none"> ◆ Telephone outlets in family room, all bedrooms, gameroom, study, kitchen and garage ◆ Cable TV outlets in family room, all bedrooms, gameroom and study ◆ Complete Intrusion Alarm System with motion detector and two keypads ◆ Additional wiring to accommodate speakers and volume controls in master bedroom, family room, and patio |
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SmartConstruction

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| <ul style="list-style-type: none"> ◆ Customer Participation Program includes pre-construction Plan Review Meetings and staged walk-throughs ◆ 100% acrylic-based exterior paint combined with elastomeric caulk ◆ Gutters at front and rear of home only (per plan) ◆ Anti-fracture membrane under ceramic tile and slate flooring • Certified "Windstorm" Insurable - meets Texas Department of Insurance Codes | <ul style="list-style-type: none"> ◆ 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) ◆ 1 1/8" premium tongue and groove subflooring ◆ Ridge vents • Hurricane clips and straps • Monitored by a Certified Windstorm Inspector | <ul style="list-style-type: none"> ◆ Extended two-year limited warranty for roof leak repair ◆ Trus Joist silent floor system (per plan) • 240-lb. Elk raised profile shingles (with 30-year manufacturer's warranty) ◆ Radiant barrier roof decking ◆ 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. |
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SmartEnergy

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| <ul style="list-style-type: none"> ◆ Energy Star Certified ◆ Solar-control glass (.87 shading coefficient) ◆ Touchscreen programmable thermostats ◆ Honeywell high-performance media air filters ◆ Gas line supplied to fireplace, dryer, and cooktop • Poly sealed base plates, exterior doors, windows, plumbing and wires to attic | <ul style="list-style-type: none"> ◆ 13 SEER (Seasonal Energy Efficiency Ratio) high efficiency, area-zoned air conditioning system ◆ Double pane, Low-E windows (Solar heat gain coefficient of .36 - .38) ◆ Radiant barrier roof decking • Equalization ducts installed in bedrooms to ensure round-the-clock comfort ◆ R-16 wall-insulation system, R-22 vault, R-13 knee wall, R-30 ceiling, and R-6 duct insulation ◆ Oil rubbed bronze, five-blade ceiling fans with alabaster light kits in family room, gameroom and all bedrooms | <ul style="list-style-type: none"> ◆ Matched Lennox brand air conditioning and heating systems • Dow styrofoam sheathing ◆ Fresh air blending system provides proper exchange of outside and inside air to improve air quality • Gas furnace and water heater • Mastic-sealed attic duct work (reduces attic air leaks by 60%) ◆ Energy-efficient, hi-lumens fluorescent bulbs in recessed can lights |
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SmartServices

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| <ul style="list-style-type: none"> ◆ Plan Review Meeting prior to commencement of construction ◆ ACES (American Construction & Education Services) Warranty Program ◆ Complimentary one-time carpet restretch at first year (if needed) | <ul style="list-style-type: none"> ◆ Trendmaker Design Center offers wide variety of interior design selections ◆ Customer survey after each warranty request to ensure homeowner satisfaction ◆ Complimentary one-time maintenance of leaded glass front door at first year (if needed) | <ul style="list-style-type: none"> ◆ 2-Hour Consultation with Trendmaker Design Center specialists ◆ Complimentary one-time sheetrock crack repair at first year (if needed) |
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Telfair 80' Level 4 - Rev. 7/19/2007

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