

TRENDMAKER HOMES

Where the upgrades are *Standard.*

18011 Kersland Court

Job# 173-0080

R PR67 E

Purchasers:

Eva A. Helms

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Feature List for our homes built in: Villas at Aliana 60'

SmartTouches

- ◆ Open foyer with ceramic tile flooring
- ◆ Framed vanity mirrors in powder room
- ◆ Keyless garage entry and electronic deadbolt keyless back door entry
- ◆ Ceramic tile flooring in all baths
- ◆ Elongated commodes in all baths (per plan)
- ◆ 6-1/4" baseboards on first floor
- ◆ Eight-foot interior and exterior doors (per plan)
- ◆ Choice of three standard dining room light fixtures
- ◆ Vessel Sink with travertine vanity top & wrought iron supporting bracket in powder room
- ◆ Delta lahara satin nickel faucets in master bath, powder room and secondary baths
- ◆ Granite countertops in kitchen, master bath and secondary baths
- ◆ Laundry/hobby counter in utility room (per plan)
- ◆ Direct vent fireplace with marble or ceramic tile surround and elegant mantle (per plan)
- ◆ Cove rope lighting in dining room (per plan)
- ◆ Divided Light French Doors at Study
- ◆ Gas stub on back patio
- ◆ Satin nickel door and bath hardware
- ◆ Rounded or square corners on walls
- ◆ Ceramic tile flooring in family room, kitchen and breakfast room
- ◆ Fluorescent lighting in utility room and master closet
- ◆ Crown molding in entry, dining, kitchen/breakfast, master bath, study and master bedroom
- ◆ Chair rail in dining room
- ◆ Wrought iron stair balusters on staircase
- ◆ Ceiling fans in family room, gameroom, master bedroom and study (per plan)

SmartStorage

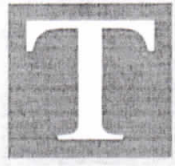
- ◆ Built-in laminated storage system in master closet
- ◆ Generously sized utility room with built-in work counter (per plan)
- ◆ 96 square feet of lighted and decked attic storage in detached garage
- ◆ Hidden storage area concealed behind bookcase (per plan)
- ◆ Storage area under stairwell (per plan)
- ◆ Generously sized closets in secondary bedrooms

SmartKitchens

- ◆ 36" cooktop with up-draft vent with stainless steel double ovens (Per Plan)
- ◆ Wall or door mounted spice rack
- ◆ Ceramic tile flooring
- ◆ Drinking water filtration system at kitchen sink
- ◆ Two sliding pot and pan storage trays or drawers in kitchen cabinet
- ◆ Bronze or satin nickel hardware on kitchen cabinets and drawers
- ◆ Granite countertops
- ◆ Stylish 42" cabinets with adjustable shelves
- ◆ Spacious walk-in pantry with automatic light
- ◆ Towel bar inside cabinet door at kitchen sink
- ◆ Raised ergonomically designed dishwasher (per plan)
- ◆ Ceramic tile backsplash
- ◆ Enhanced cabinet crown molding
- ◆ Tilt-out sponge tray at kitchen sink
- ◆ Pull-out trash can cabinet in kitchen (Per Plan)

SmartKids

- ◆ Laundry Chute (per plan)
- ◆ Built-in backpack racks (per plan)
- ◆ Telephone outlets in family room, all bedrooms, gameroom, study, kitchen (per plan)
- ◆ "Jack-n-Jill" baths with separate vanity areas (per plan)
- ◆ Cable TV outlets in family room, all bedrooms, gameroom and study



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SmartMasterSuites

- ◆ Wall safe in master closet
- ◆ Climate-controlled closets with four-bulb fluorescent lighting (per plan)
- ◆ Granite vanity countertops in master bath
- ◆ Dual shower heads in master shower (per plan)
- ◆ Ceramic tile flooring in master bath
- ◆ Sunken oval tub
- ◆ Built-in laminated storage system in master closet
- ◆ Full-length dressing mirrors in master bath (per plan)
- ◆ Roman spray arm in master tub
- ◆ Spacious sitting area (some with fireplaces) - per plan
- ◆ Television niche with cable connection in master bath (per plan)
- ◆ "His-n-Her" raised-height 36" vanities (per plan)
- ◆ Elongated commode in master toilet room

SmartGarages

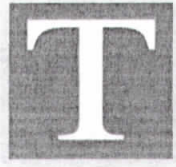
- ◆ 8ft built-in work counter with fluorescent lighting
- ◆ Garage door opener(s)
- ◆ 4ft x 8ft pegboard above work counter
- ◆ Operable window provides natural light and ventilation (per plan)
- ◆ Dedicated electrical outlet at work counter for tools and appliances
- ◆ Brick front on garage exterior

SmartWiring

- ◆ Built-in surge protection throughout entire home
- ◆ Outlet for satellite installation (with RG6 cable) in the family room, master bedroom and gameroom
- ◆ CAT-5 wiring for all telephone/computer outlets
- ◆ Block + wire for ceiling fans on back patio
- ◆ Telephone outlets in family room, all bedrooms, gameroom, study, and kitchen
- ◆ Pre-wiring for surround sound in family room (four ceiling speaker locations and one sub-woofer location)
- ◆ Rocker light switches
- ◆ Cable TV outlets in family room, all bedrooms, gameroom and study
- ◆ Complete Intrusion Alarm System with motion detector
- ◆ Projector ready and pre-wiring for surround sound and cable/satellite at media room (per plan)

SmartConstruction

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



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SmartEnergy

- ◆ Guardian Energy Certified
- ◆ Touchscreen programmable thermostats
- ◆ Equalization ducts installed in bedrooms
- ◆ Gas line supplied to fireplace, dryer, and cooktop
- ◆ Energy-efficient, hi-lumens fluorescent bulbs in recessed can lights
- ◆ 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
- ◆ 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
- ◆ Mastic-sealed attic duct work (reduces attic air leaks by 60%)
- ◆ 15 SEER (Seasonal Energy Efficiency Ratio) high efficiency, area-zoned air conditioning system
- ◆ Vinyl double pane, Low-E windows (Solar heat gain coefficient of .30)
- ◆ Honeywell high-performance media air filters
- ◆ Five-blade ceiling fans with light kits in master bedroom, family room and gameroom
- ◆ Poly sealed base plates, exterior doors, windows, plumbing and wires to attic
- ◆ Each home individually tested to ensure compliance with energy efficiency requirements

SmartLandscaping

- ◆ Landscaped front yards
- ◆ Top soil in beds rather than grade sand
- ◆ Regional plants specifically chosen for this coastal region
- ◆ Fully sodded front and back yards (per community)
- ◆ Local professional landscape companies
- ◆ 95 percent pure graded grass
- ◆ Double layers of stacked stone around primary beds
- ◆ 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

SmartServices

- ◆ Express Limited Warranty
- ◆ Final consultation with Trendmaker Design Center specialists
- ◆ Complimentary one-time carpet restretch at first year (if needed)
- ◆ Plan Review Meeting prior to commencement of construction
- ◆ Customer survey after each warranty request to ensure homeowner satisfaction
- ◆ Trendmaker Design Center offers wide variety of interior design selections
- ◆ Complimentary one-time sheetrock crack repair at first year (if needed)