

TREND VIEW HOMES

Standard Features

French Quarter on Lake Conroe

Energy Efficiency

- ◆ CARRIER System ARI rated 16 SEER air conditioning system with natural gas heating
- ◆ Attic insulation of R-38 in all flat ceilings and R-22 in all sloped ceilings
- ◆ R-13 fiberglass batts in exterior walls
- ◆ Foil-backed ductwork rated at R-8 throughout
- ◆ Energy-efficient natural gas water heating
- ◆ Weatherization measures around slab, PolySeal sealant around pipes, wiring holes, windows, and exterior doors to reduce air infiltration into the home
- ◆ Vinyl almond colored frame, double paned, insulated windows with Low-E glass to reduce ultraviolet radiation
- ◆ Ridge vent with continuous soffit vents (per plan)
- ◆ **Honeywell** digital programmable thermostat
- ◆ 50 gallon water heater (up to 2.5 baths)
- ◆ Radiant barrier roof decking (Tech Shield)

Striking Exterior

- ◆ 8' Leaded glass mahogany entry door with elegant handle set
- ◆ 30 year Owens coming shingles
- ◆ Striking landscaping package
- ◆ Seamless aluminum gutters on front elevation
- ◆ **Kwikset** deadbolt on all exterior doors
- ◆ Two exterior faucets for easy watering (per plan)
- ◆ Attached garages are drywall finished
- ◆ ½ HP door opener with 2 remotes
- ◆ Light by rear entry door
- ◆ Private concrete patio
- ◆ Cast stone address blocks

Dramatic Interior

- ◆ Level 3 luxury vinyl flooring throughout or Level 2 ceramic tile (per plan)
- ◆ Level 3 tile fireplace surround (per plan)
- ◆ Level 3 ceramic tile flooring in powder and secondary baths
- ◆ Direct vent fireplace with gas logs (per plan)
- ◆ Sherwin Williams paint
- ◆ Textured Wall and Ceiling
- ◆ Beautiful fixed glass windows in dining room, breakfast room and family room (per plan)
- ◆ Crown molding at entry (not on sloped or curved ceilings)
- ◆ Ceiling lights in all secondary bedrooms and blocked and wired for ceiling fans
- ◆ Ceiling fan and light kit in family room and game room (per plan)
- ◆ Granite vanity tops with sinks in bathrooms
- ◆ Distinctive pedestal sink and decorative mirror in powder room (per plan)
- ◆ **Moen** plumbing fixtures in all baths
- ◆ Level 3 Ceramic tile tub surround in secondary baths
- ◆ Elongated water saver commode in all bathrooms
- ◆ Soil resistant carpet over 1/2" pad
- ◆ Satin nickel door hardware
- ◆ Rounded sheetrock corners in entry, family room, formal living, formal dining, kitchen and breakfast
- ◆ Smoke and carbon monoxide detectors with battery backup
- ◆ Attic access with folding stairs (per plan)
- ◆ Nickel light fixtures
- ◆ 5 ½" baseboards
- ◆ Rocker light switches

Elegant Master Suite

- ◆ Level 3 ceramic tile flooring master bath
- ◆ Ceiling fan with light kit in master bedroom
- ◆ Relaxing garden tub with ceramic tile backsplash at master tub (per plan)
- ◆ Ceramic tile shower surround in master bath
- ◆ Granite countertops in master bath
- ◆ Two individual sinks (per plan)
- ◆ Beautifully designed cabinets (Level 3)
- ◆ Elongated water saver commode in master bath
- ◆ Obscure glass window in master bath (per plan)
- ◆ Large Walk-In Closet

Designer Kitchens

- ◆ Granite kitchen countertops
- ◆ Level 3 ceramic tile kitchen backsplash
- ◆ Whirlpool stainless steel appliance package including range, microwave and dishwasher (per plan)
- ◆ Beautifully designed kitchen cabinets (Level 3) with spacious 42" wall cabinets
- ◆ Double compartment stainless steel undermount sink features single lever **Moen** faucet, vegetable sprayer and garbage disposal

Other Features

- ◆ Copper Wiring
- ◆ Engineered Post Tension Foundation
- ◆ Plywood sheathing on all exterior walls
- ◆ Pex Branch and T Plumbing System
- ◆ Pipes wrapped with insulation on exterior walls
- ◆ Pre-wired for cable TV in the kitchen, family room, all bedrooms and game room (per plan)

Building Process/Warranty

- ◆ 1/2/5 Year warranty for Construction of the Home
- ◆ 10-year structural warranty
- ◆ Quality inspections performed by a third party or experienced construction staff at various stages of the construction process