



**TRENDMAKER<sup>®</sup>**  
**HOMES**

# Chisholm Trail Ranch

## Included Features

### INTERIOR FEATURES

- Volume ceilings (per plan)
- Art niches and arches (per plan)
- Rounded drywall corners for added style (excludes windows, garage, closets & 45 degree corners)
- Valet with built-in shelves (per plan)
- Ceramic tile flooring in entry, kitchen, baths & utility room
- Plush stain resistant carpeting
- Decorative wood window sills
- Two-panel grooved detail with smooth finish hardboard interior doors in Santa Fe style 6'8"
- Satin stainless round shaped interior door knobs
- Privacy locks on master bedroom and water closets
- Lighting fixtures in brushed nickel
- Wood closet shelving
- Water shut-off valves at kitchen sink, bath vanities & water closets
- Washing machine and electric dryer connections
- Traditional wood staircase balusters with stained handrail 1st to 2nd floor (per plan)
- Low VOC (Volatile Organic Compound) - carpet, paints & finishes
- 3.5" colonial baseboards

### INSPIRING KITCHENS

- 42" raised or flat panel hardwood cabinets with 2" crown mould on uppers and cabinet over refrigerator
- 3cm granite countertops
- Ice maker line at refrigerator
- Stainless steel free-standing range
- Stainless steel dishwasher
- Stainless steel microwave
- Ceramic tile flooring
- Recessed can lights in kitchen (per plan)
- 1/3 hp InSinkErator garbage disposal
- Delta® Linden single handle faucet with vegetable sprayer
- Ceramic tile backsplash set diagonal
- Under-mount 8" deep, 50/50 double bowl stainless steel sink

### ELECTRICAL

- 3 CAT 5e phone outlets and 3 RG6 cable outlets
- Toggle switches throughout
- Square D electrical panel-200 amp
- Ceiling fan with light kit included in family room & master bedroom
- Prewire and block for fans in all bedrooms, study & gameroom (per plan)
- Smoke detectors interconnected for your safety per code and city requirements
- G.F.C.I. outlets in all wet areas, front porch & patio
- Full security system with one keypad

### GARAGE

- Garage walls are drywall with tape, texture & bed only (no baseboards, or paint)
- Cedar overlay garage door
- Garage door opener
- Keyless light fixture

### LUXURIOUS BATHROOMS

- Ceramic tile flooring in master, powder & secondary baths
- Ceramic tile shower surround on walls set straight
- Engineered marble countertops in master and secondary baths with dual sinks (per plan)
- Delta® Windemere chrome faucets
- Temperature controlled high performance shower valves
- Vented exhaust fans in all bathrooms to exterior
- Ceramic shower enclosure with seat in master bath (per plan)
- Drop-in tub in master bath with ceramic tile skirt
- 36" height vanities
- Elongated commode in all bathrooms (per plan)

## QUALITY CONSTRUCTION

- Engineered post tension foundation
- Finger jointed studs
- Vapor barrier under all concrete floors
- Engineered floor system (2-story homes only)
- Tongue and groove ¾" OSB sub floor glued and screwed (2-story homes only)
- Wind shear design with combination of bracing and structural insulated sheathing
- Home orientation and walk-through(s) with your personal builder before start, at pre-drywall and prior to close
- Ten year transferable new home warranty provided by 2-10 Home Buyers Warranty Corporation
- 3rd party quality assurance testing

## EXTERIORS WITH CURB APPEAL

- High performance-reflective, Low-E vinyl windows with a tilt-in feature on windows for easy cleaning
- Divided light front windows (per plan)
- 8' stained fiberglass front door with deadbolt
- Covered rear patio (per plan)
- 30 year shingles
- Two exterior frost proof hose bibs
- Weather proof electrical outlets at each exterior door
- Pre-stained wood privacy fence
- Full sprinkler system
- Full sod
- Taexx® pest control tube system built into walls and Borate treatment to all 1st floor studs and 1st floor plumbing location(s)
- Fiber cement siding
- 100% clay fired brick with a lifetime warranty
- Full gutters with splash blocks

## ENERGY SAVING FEATURES

- 100% Energy Star® 3.1 Certified homes: Each home inspected and rated by a 3rd party
- Environments for Living® (EFL) 3-year heating and cooling guarantee
- R-50 insulation in attic
- R-13 batt insulation in walls
- R-3 foam board and R-3 SIS structural board exterior sheathing
- R-22 batt insulation in sloped areas
- High performance-reflective, Low-E vinyl windows
- Pex® plumbing system
- High performance water saving plumbing fixtures
- Rinnai® tankless water heater (sized per plan)
- 16 SEER central A/C
- Dual zone A/C system on 2-story plans
- Dryer vented to exterior
- Continuous ventilated soffit and static roof venting
- CFL lighting - 80%
- Rain sensing irrigation
- Programmable thermostat
- Radiant barrier roof decking
- Sill Seal system on bottom plates
- All ventilation systems run to outside
- Abundant air returns throughout the home

## AVAILABLE UPGRADES

- Media room (per plan)
- Appliances: double oven, refrigerator & washer/dryer
- Abundant flooring, cabinet & countertop options
- Utility room cabinets (per plan)

## About Trendmaker Homes

Trendmaker Homes has over 45 years of experience building, delivering and standing behind thousands of homes throughout Texas. At Trendmaker Homes we strategically design each floor plan to create a home that's designed for the life you want to live. Built with both livability and lifestyle in mind, every detail has been thoughtfully planned to incorporate what you've always wanted in a new home. With every design choice, we offer the very latest in styles, fixtures and quality from our exceptional design studio. Trendmaker Homes is a proud member of the TRI Pointe Group, a family of premium regional homebuilders supported by the leadership of a national foundation.

09-18-18