



## Feature List for our homes built in: The Woodlands at Creekside 55'

### SmartTouches

- ◆ Ceramic tile flooring in family room, kitchen and breakfast room
- ◆ Decora rocker Switches
- ◆ Ceiling fans in family room, gameroom and master bedroom
- ◆ Wrought iron or wood balusters on staircase
- ◆ Open foyer with choice of hardwood or ceramic tile flooring
- ◆ Gas stub on back patio
- ◆ LED lighting in utility room and master closet (per plan)
- ◆ Open foyer with ceramic tile flooring
- ◆ Delta Ashlyn chrome faucets in master bath, powder room and secondary baths
- ◆ Keyless garage entry or electronic deadbolt keyless back door entry
- ◆ Laundry/hobby table in utility room (per plan)
- ◆ Granite countertops in kitchen, master and secondary baths
- ◆ Classic white package
- ◆ 1x6 baseboards
- ◆ Ceramic tile flooring in all baths
- ◆ Fireplace with ceramic tile surround, elegant mantle, and gas lighter

### SmartStorage

- ◆ Storage area under stairwell (per plan)
- ◆ Generously sized utility room with built-in work counter (per plan)
- ◆ Generously sized closets in secondary bedrooms

### SmartKitchens

- ◆ Pull-out trash can cabinet in kitchen (Per Plan)
- ◆ Raised ergonomically designed dishwasher (per plan)
- ◆ Ceramic tile backsplash
- ◆ Stainless steel, undermount sink with Delta, single-lever faucet
- ◆ Two sliding pot and pan storage trays or drawers in kitchen cabinet (per plan)
- ◆ Stylish quality 42" cabinets with adjustable shelves
- ◆ Wall or door mounted spice rack
- ◆ Choice of hardwood or ceramic tile flooring
- ◆ Drinking water filtration system at kitchen sink
- ◆ Stainless steel, self cleaning double ovens with microwave and gas cooktop with 5 sealed burners (per plan)
- ◆ Granite countertops
- ◆ Ceramic tile flooring
- ◆ Spacious walk-in pantry with automatic light (per plan)

### SmartKids

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

### SmartMasterSuites

- ◆ Wall safe in master closet
- ◆ Make-up area with lighting
- ◆ Television niche with cable connection in master bath (per plan)
- ◆ Ceramic tile flooring in master bath
- ◆ Climate-controlled master closet with LED lighting (per plan)
- ◆ Tile shower walls with shampoo shelf
- ◆ Granite vanity countertops in master bath
- ◆ Extended length vanity mirrors
- ◆ Dual shower heads (per plan)
- ◆ Sunken oval tub
- ◆ Full-length dressing mirrors in master bath (per plan)
- ◆ Elongated commode in master toilet room

### SmartGarages

- ◆ Built-in storage shelves (per plan)
- ◆ Pegboard above work counter (per plan)
- ◆ Built-in work counter with LED lighting (per plan)
- ◆ Garage door opener(s)
- ◆ Electrical outlet at work counter for tools and appliances (per plan)

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### SmartWiring

- ◆ Cable TV outlets in family room, game room, study, master bedroom & bath
- ◆ Complete Intrusion Alarm System
- ◆ Pre-wired for 5.1 surround sound in family room
- ◆ Block + wire for ceiling fans on back patio
- ◆ Media room prewired for 7.1 surround sound (Per Plan)
- ◆ Built-in surge protection throughout entire home
- ◆ CAT-5 wiring for all telephone/computer outlets
- ◆ Telephone outlets in family room, game room, study, master bedroom & bath
- ◆ Outlet for satellite installation (with RG6 cable) in the family room and gameroom
- ◆ Projector ready and pre-wiring for surround sound and cable/satellite at media room (per plan)

### SmartConstruction

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

### SmartEnergy

- ◆ Each home individually tested to ensure compliance with energy efficiency requirements
- ◆ 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
- ◆ Poly sealed base plates, exterior doors, windows, plumbing and wires to attic
- ◆ Dow styrofoam sheathing (per community)
- ◆ Vinyl double pane, Low-E windows (Solar heat gain coefficient of .30)
- ◆ Honeywell high-performance media air filters
- ◆ Gas line supplied to fireplace, dryer, and cooktop
- ◆ Energy-efficient, hi-lumens LED bulbs in recessed can lights
- ◆ Guardian Energy Certified
- ◆ Touchscreen programmable thermostats
- ◆ Equalization ducts installed in bedrooms
- ◆ Mastic-sealed attic duct work (reduces attic air leaks by 60%)
- ◆ 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

### SmartLandscaping

- ◆ Landscaped front yards
- ◆ 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
- ◆ Top soil in beds rather than grade sand
- ◆ Regional plants specifically chosen for this coastal region
- ◆ Local professional landscape companies
- ◆ 95 percent pure graded grass

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### SmartServices

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

### SmartAutomation

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- ◆ Honeywell Tuxedo Touch Home Control Panel
  - ◆ 2 Z-Wave controlled light switches
  - ◆ Honeywell Z-wave controlled thermostats
  - ◆ 2 Z-Wave controlled electrical outlets
  - ◆ Schlage Z-wave keyless entry lock
  - ◆ On-premises control of the automation system through your smartphone, web-enabled TV or compatible mobile device. (Off-premises control available with subscription fee)

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