



## Feature List for our homes built in: The Woodlands at Creekside 75'

### SmartTouches

- ◆ Open foyer with ceramic tile flooring
- ◆ Ceiling fans in family room, gameroom and master bedroom
- ◆ Full french doors at study
- ◆ Granite countertops in kitchen, master bath and secondary baths
- ◆ Open foyer with choice of hardwood or ceramic tile flooring
- ◆ Framed vanity mirrors in powder room
- ◆ Cove rope lighting in dining room (per plan)
- ◆ Vessel Sink with travertine vanity top & wrought iron supporting bracket in powder room
- ◆ 1x6 baseboards
- ◆ Choice of hardwood or ceramic tile flooring in family room, kitchen and breakfast room
- ◆ Ceramic tile flooring in family room, kitchen and breakfast room
- ◆ Laundry/hobby counter in utility room (per plan)
- ◆ Elongated commodes in all baths (per plan)
- ◆ Eight-foot interior and exterior doors (per plan)
- ◆ Rounded or square corners on walls
- ◆ Satin nickel door hardware
- ◆ Keyless garage entry or electronic deadbolt keyless back door entry
- ◆ Ceramic tile flooring in all baths
- ◆ LED lighting in utility room and master closet
- ◆ Direct vent fireplace with marble or ceramic tile surround and elegant mantle (per plan)
- ◆ Wrought iron stair balusters on staircase

### 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

- ◆ Satin nickel hardware on kitchen cabinets and drawers
- ◆ Wall or door mounted spice rack
- ◆ Ceramic tile flooring
- ◆ Drinking water filtration system at kitchen sink
- ◆ Towel bar inside cabinet door at kitchen sink
- ◆ Stainless steel cooktop with up-draft vent and double ovens (Per Plan)
- ◆ Ceramic tile backsplash
- ◆ Stylish 42" cabinets with adjustable shelves
- ◆ Spacious walk-in pantry with automatic light
- ◆ Pull-out trash can cabinet in kitchen (Per Plan)
- ◆ Raised ergonomically designed dishwasher (per plan)
- ◆ Choice of hardwood or ceramic tile flooring
- ◆ Stainless steel, undermount sink with Delta, single-lever faucet
- ◆ Two sliding pot and pan storage trays or drawers in kitchen cabinet

### SmartKids

- ◆ Laundry Chute (per plan)
- ◆ Built-in backpack racks (per plan)
- ◆ "Jack-n-Jill" baths with separate vanity areas (per plan)

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### SmartMasterSuites

- ◆ Wall safe in master closet
- ◆ Spacious sitting area (some with fireplaces) - per plan
- ◆ Granite vanity countertops in master bath
- ◆ Dual shower heads in master shower (per plan)
- ◆ Ceramic tile flooring in master bath
- ◆ Oval soaking tub
- ◆ Built-in laminated storage system in master closet
- ◆ Full-length dressing mirrors in master bath (per plan)
- ◆ Roman spray arm in master tub
- ◆ Roman spray arm in master tub (Per Plan)
- ◆ Television niche with cable connection in master bath (per plan)
- ◆ Elongated commode in master toilet room

### SmartGarages

- ◆ 8ft built-in work counter with LED 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

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

### 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 LED bulbs in recessed can lights
- ◆ 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%)
- ◆ Each home individually tested to ensure compliance with energy efficiency requirements
- ◆ 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
- ◆ 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
- ◆ Local professional landscape companies
- ◆ 95 percent pure graded grass
- ◆ Fully sodded front and back yards (per community)
- ◆ 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

### SmartServices

- ◆ Home Builder's 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)

### SmartAutomation

- ◆ 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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