



TRENDMAKER HOMES.COM

SMART DIFFERENCES

Feature List for our homes built in: **Whispering Lakes Ranch** Page 1 of 2

◆ - denotes a Smart Difference.

SmartTouches

- ◆ Granite countertops in kitchen, master bath and secondary baths
- Open foyer with choice of hardwood or ceramic tile flooring
- ◆ Fluorescent lighting in utility room and master closet
- ◆ Keyless garage entry and electronic deadbolt keyless back door entry
- ◆ 6-1/4" baseboards on first floor
- ◆ Eight-foot interior and exterior doors (per plan)
- Divided Light French Doors at Study
- ◆ Tile flooring in kitchen and breakfast room
- ◆ Bronze door and bath hardware
- ◆ Framed vanity mirrors in master bath and powder room
- Direct vent fireplace with marble or ceramic tile surround and elegant mantle (per plan)
- ◆ Cove rope lighting in dining room (per plan)
- ◆ Delta Lahara Bronze Faucets in master bath, powder room and secondary baths
- ◆ Ceramic tile flooring in all baths
- ◆ Laundry/hobby counter in utility room (per plan)
- Elongated commodes in all baths (per plan)
- Crown molding in entry, dining, kitchen/breakfast, master bath, study, formal living room and master bedroom
- Chair rail in dining room
- ◆ Vessel sink with limestone vanity top & wrought iron supporting bracket in powder room

SmartStorage

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

SmartKitchens

- ◆ Full-size 30" stainless steel, self cleaning oven with built-in microwave with trim kit
- ◆ Wall or door mounted spice rack
- ◆ Ceramic tile flooring
- ◆ Enhanced cabinet crown molding
- ◆ Spacious walk-in pantry with automatic light
- ◆ Pull-out trash can cabinet in kitchen*
- ◆ Gas cooktop with down-draft vent and sealed burners
- ◆ Granite countertops
- ◆ Stylish 42" cabinets with adjustable shelves
- Stainless steel or enamel sink with coordinated Delta, single-lever faucet
- ◆ Tilt-out sponge tray at kitchen sink
- ◆ Towel bar inside cabinet door at kitchen sink*
- ◆ Raised ergonomically designed dishwasher (per plan)
- Ceramic tile backsplash
- ◆ Bronze hardware on kitchen cabinets and drawers
- ◆ Dual stage drinking water filtration system (sink & refrigerator)
- ◆ Two sliding pot and pan storage trays or drawers in kitchen cabinet

SmartKids

- ◆ Laundry Chute (per plan)
- ◆ Computer center/children's study with built-in desk and cable modem outlet (per plan)
- ◆ Telephone outlets in family room, all bedrooms, gameroom, study, kitchen (per plan)
- ◆ Built-in backpack racks (per plan)
- ◆ Cable TV outlets in family room, all bedrooms, gameroom and study
- "Jack-n-Jill" baths with separate vanity areas (per plan)

SmartMasterSuites

- ◆ Dual recessed reading lights above the bed (individually switched) - per plan
- ◆ Built-in laminated storage system in master closet
- ◆ Bronze hardware on master bath cabinets and drawers
- ◆ "His-n-Her" raised-height 36" vanities with oversized sinks (per plan)
- ◆ Sunken whirlpool tub
- Elongated commode in master toilet room
- Spacious sitting area (some with fireplaces) - per plan
- ◆ Television niche with cable connection in master bath (per plan)
- Medicine cabinet in master bath (per plan)
- ◆ Choice of ceramic tile or cultured marble shower walls with recessed shampoo shelf
- ◆ Roman spray arm in master tub
- ◆ Ceramic tile flooring in master bath
- ◆ Climate-controlled closets with four-bulb fluorescent lighting (per plan)
- ◆ Granite vanity countertops in master bath
- ◆ Full-length dressing mirrors in master bath (per plan)
- ◆ Dual shower heads in master shower (per plan)
- ◆ Recessed magazine rack with privacy storage in master toilet room

SmartGarages

- ◆ 8' built-in work counter with fluorescent lighting
- ◆ Garage door opener(s)
- ◆ Built-in storage
- ◆ 4' x 8' 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 (4 phone lines at each outlet)
- ◆ 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)

Note: Some SmartDifference features may be available only on specific plans and/or in specific communities. Because Trendmaker is constantly working to improve the SmartDifference features, all features are subject to modification at any time including changes, additions or deletions. Some SmartGarage features are available only with detached garages. The availability of these features is subject to change without prior notice. Some features may vary to meet requirements in designated windstorm areas.



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.
- ◆ 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 silent floor system (per plan)
- ◆ Anti-fracture membrane under ceramic tile and slate flooring
- ◆ In-Wall Pest Control
- ◆ Extended two-year limited warranty for roof leak repair
- ◆ Gutters at front and rear of home only (per plan)
- ◆ Radiant barrier roof decking
- ◆ GAF/EIK Timberline Natural Shadow shingles (with 30-year manufacturer's warranty)

SmartEnergy

- ◆ Energy Star Certified
- ◆ Touchscreen programmable thermostats
- ◆ Equalization ducts installed in bedrooms
- ◆ Gas line supplied to fireplace, dryer, and cooktop
- ◆ Poly sealed base plates, exterior doors, windows, plumbing and wires to attic
- ◆ 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
- ◆ R-16 wall-insulation system, R-22 vault, R-13 knee wall, R-30 ceiling, and R-6 duct insulation
- ◆ Energy-efficient, hi-lumens fluorescent bulbs in recessed can lights
- ◆ Double pane, Low-E windows (Solar heat gain coefficient of .35 - .37)
- ◆ Honeywell high-performance media air filters
- ◆ Five-blade ceiling fans with light kits in master bedroom, family room and gameroom
- ◆ Mastic-sealed attic duct work (reduces attic air leaks by 60%)
- ◆ 14 SEER (Seasonal Energy Efficiency Ratio) high efficiency, area-zoned air conditioning system

SmartServices

- ◆ Plan Review Meeting prior to commencement of construction
- ◆ ACES (American Construction & Education Services) Warranty Program
- ◆ Complimentary one-time carpet restretch at first year (if needed)
- ◆ Trendmaker Design Center offers wide variety of interior design selections
- ◆ Customer survey after each warranty request to ensure homeowner satisfaction
- ◆ Complimentary one-time maintenance of leaded glass front door at first year (if needed)
- ◆ 2-Hour Consultation with Trendmaker Design Center specialists
- ◆ Complimentary one-time sheetrock crack repair at first year (if needed)

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