



TRENDMAKER[®]
HOMES

Woodcreek

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)
- Level II ceramic tile flooring in entry, kitchen, baths & utility room
- Level II plush stain resistant carpeting
- Decorative wood window sills
- Elegant fireplace with cast stone surround
- Two-panel grooved detail with smooth finish hardboard interior doors in Santa Fe style 6'8"
- Interior door egg knobs in satin nickel
- 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)
- Tilt-in windows for easy cleaning
- Low VOC (Volatile Organic Compound) - carpet, paints & finishes
- 5.25" baseboards on first floor & 3.5" baseboards on second floor

INSPIRING KITCHENS

- 42" raised panel Knotty Alder or Red Oak custom cabinets with crown mould on uppers and cabinet over refrigerator
- Level II 3cm granite countertops
- Ice maker line at refrigerator
- Stainless steel built-in oven
- Stainless steel built-in gas cooktop
- Stainless steel dishwasher
- Stainless steel microwave
- Level II ceramic tile flooring
- Recessed can lights in kitchen (per plan)
- 1/3 hp InSinkErator garbage disposal
- Delta® Linden single handle faucet with vegetable sprayer
- Level II 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 (per plan)
- Prewire and block for fans in all bedrooms, study & gameroom (per plan)
- G.F.C.I. outlets in all wet areas, front porch & patio
- Smoke detectors interconnected for your safety per code and city requirements
- Full security system with one keypad

GARAGE

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

LUXURIOUS BATHROOMS

- Level II ceramic tile flooring in master, powder & secondary baths
- Level II ceramic tile shower surround on walls set straight
- Engineered marble countertops in master & secondary baths with dual drop-in sinks (per plan)
- Delta® Windemere tub and shower faucets in stainless
- Temperature controlled high performance shower valves
- Vented exhaust fans in all bathrooms to exterior
- Level II ceramic shower enclosure with seat in master bath (per plan)
- Drop-in tub in master bath with level II tile skirt (per plan)
- 36" height vanities in master bath with raised panel Knotty Alder or Red Oak cabinets
- Elongated commode in all bathrooms

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-dry wall 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 for easy cleaning
- Divided light front windows (per plan)
- 8' stained fiberglass front door with deadbolt
- 30 year shingles
- Two exterior frost proof hose bibs
- Weather proof electrical outlets at each exterior door
- Pre-stained wood privacy fence
- Covered rear patio (per plan)
- 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)
- Garage door opener
- Window coverings
- 3rd car garage

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.

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