

Northridge Homes



NORTHRIDGE HOMES
GENERAL CONTRACTORS

Standard Features

Addendum II to Purchase and Sale Agreement Specifications for Northridge Homes. Attached to and made part of Earnest Money Agreement for the purchase of Lot _____ at Manitou Grove dated: - _____ between Seller, Northridge Homes and Buyers

Framing	2x6 exterior framing.
Siding	8" primed beveled Hardiplank siding.
Windows	Low-E white vinyl windows. Window Screens. 2" faux wood white blinds.
Roofing	Architectural composition. 30 year.
Exterior Stone	Cultured stone on front elevations.
Exterior Paint	Sherwin Williams exterior body, accent and trim colors. Shake and/or batten board, builder's choice.
Concrete – Flat work	Exposed aggregate concrete walkways, driveways and rear patio.
Drywall	9ft ceilings on main floor only Square corners throughout Garage sheetrock and taped walls per code.
Electrical	Switches, boxes and recessed cans per code. White switches and outlets. Jumpers for T.V. connections over fireplace and in master. Under-cabinet lights in kitchen USB outlet in kitchen and two in Master. Can lights in Kitchen with pendant lights over island.

Buyer: _____
Buyer: _____
Seller: _____

Date: _____
Date: _____
Date: _____

Exterior Doors	Metal raised panel front door. Oversized slider at great room.
Fireplaces	Family room to have 36" gas fireplace with log set, fireplace fan and surround.
Furnace/HWT	96% high efficiency forced air gas furnace with electronic ignition, programmable thermostat and white registers. Quick recovery tankless gas water heater.
Garage Door	Insulated 8ft door with windows, grids and decorative hardware. ½ hp garage door opener. Man door at side garage is an upgrade.
Gutters	5" K-line color white with 2x3 aluminum downspouts.
Insulation	Per code. Insulate all bathroom walls per plan.
Appliances	All appliances to be Stainless Steel builder's choice. Gas Range Micro Hood Combo Dishwasher
Cabinets	Recessed panel plywood cabinets in espresso, white, linen white and gray with flat stock crown molding. Soft close on doors and drawers. Cabinet pulls
Closet Shelving	White wire shelving throughout.
Door Hardware	Satin nickel throughout.
Bath Hardware	Satin nickel (per plan)
Painting	Walls – Sherwin Williams. Painted millwork throughout.
Millwork/Interior doors	Painted 5 panel smooth surface interior doors. Painted wood window sills lower floor
Stairway	Painted stair skirt boards, newel post, balusters with stained handrail.

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Mirrors/Shower doors	Clear tempered glass shower door with satin nickel frame and handle in Master Bathroom. Adult height.
Plumbing – Kitchen	Single bowl stainless undermount sink with garbage disposal and Satin Nickel valve with pullout sprayer.
Plumbing – Main Bath	Premium 5’ tub and 60” surround with shelves. Undermount rectangle sinks (2) with 4” spread satin nickel valves.
Plumbing – Master Bath	Fiberglass shower pan with tile walls and satin nickel valves. Rectangle white undermount sinks with 4” spread satin nickel valves. Soaking tub with satin nickel valve.
Plumbing – Powder Room	Undermount rectangle sink with satin nickel valve.
Hard Surfaces and Flooring	Choice of 3 Color Board Selections Kitchen: Quartz slab with full tile backsplash. Power Room: Quartz slab with backsplash Laminate Hardwood: Entry, powder, kitchen, dining, great room. Carpet: Bedrooms, closets, upstairs hallway. Master Bath: Quartz slab, tile shower walls and tub deck. Tile floor. Main Bath: Quartz slab with backsplash. Tile Floor. Laundry: Quartz slab with backsplash (per plan). Tile Floor.
Lighting/Bath Hardware	3 packages to choose from.
Landscape	Front and rear landscaping. Included sod and plant package. Fully fenced yard.

In a continuous effort to balance market demands for quality and affordability, the builder of this property reserves the right to change plan specifications, prices and availability without notice.

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