

Northridge Contractors at Fairweather Cove Standard Features



6/17/19

Addendum II to Purchase and Sale Agreement Specifications for Northridge Contractors at Fairweather Cove. Attached to and made part of Earnest Money Agreement for the purchase of Lot _____ in the plat of Fairweather dated: _____, between Seller, Northridge contractors and Buyers _____

- | | |
|----------------------|---|
| Framing | 2x6 exterior framing. Energy and resource efficient framing techniques |
| Siding | Hardi-plank siding |
| Windows | Low-E glass and white vinyl frames (per plan). Window Screens
*Sliding glass doors are per plan. In the event a single slider, sliding glass door is standard/or upgraded buyer understands that windows along slider will only be half windows. |
| Roofing | Laminated Architectural roof. Color: Black |
| Exterior Stone | Stone accents on columns and/or garages (per plan) |
| Exterior Paint | 3 tone paint schemes. Shakes per plan. |
| Concrete – Flat work | Exposed aggregate concrete walkways and driveway with 3 car garages. Covered Front porch. Rear patio to include covered outdoor living area with gas fireplace on the main floor only. |
| Drywall | 9ft ceilings on the main (per plan) & 8ft on upper.
Coffered ceiling in master (per plan).
Garage sheetrock and fire taped walls per code.
Full wood wrap windows throughout. (no high windows) |
| Electrical | Switches, boxes, outlets and recessed cans per code.
White switches and outlets.
Pre-wired for garage door opener.
Pre-wired for speakers in Family room and on back main deck. |

Buyer: _____
Buyer: _____
Seller: _____

Date: _____
Date: _____
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In wall tubing for component to T.V. connections over fireplace (inside).
Ceiling fan w/ light in Master Bedroom.
Ceiling fan w/out light in Family Room.
Pre-wired for phone. Locations: Kitchen, Den, Bedrooms.
Pre-wired for T.V. locations: Family Room, Bedrooms, Bonus Room.
Exterior garage lights (per plan).
Can lights in the Kitchen with pendent lights over island.
Pre-wired for communication HUB.
Pre-wired for garbage disposal.

Exterior Doors

Front door to be fiberglass raised panel with window
Sliding glass doors per plan.

Fireplaces

Family room to have a 36" gas fireplace with log set and stone surround. Exterior linear see-through gas fireplace with glass beads.

Furnace/ HWT

95% efficiency forced air gas furnace, located in an interior space, with electronic ignition, programmable thermostat and white registers.

Garage Door

16x8 and 8x8 Vinyl backed –Ranch style doors.
Prewired for garage door openers.
Man door in garage with stoop and light.

Gutters

5" K-line color match gutters with 2 x 3 aluminum downspouts.

Insulation

Per code. Advanced Air sealing and testing.

Appliances

All appliances to be Stainless Steel
Gas Cook-top
Hood
Oven/micro combo
Dishwasher

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Cabinets	Custom built cabinets. Kitchen to include flat stock crown molding & soft close components. Pulls on select cabinets.
Closet Shelving	White wire shelving throughout.
Door Hardware	Brushed satin lever door handles.
Bath hardware	Chrome towel ring, towel bars & toilet paper holder (per plan).
Painting	Walls/Ceiling color from builder's standard specs.
Millwork/Interior doors	<p>White painted millwork.</p> <p>Interior doors to be white Masonite raised panel doors with craftsman style door casing. White painted millwork.</p> <p>Wood wrapped windows throughout. High windows sheetrocked.</p> <p>Crown molding in family room (per plan), master bedroom, formal dining room (per plan), and kitchen (per plan).</p> <p>Stair handrail to be stained to match cabinets.</p> <p>Entertainment center in family room to be stained to match kitchen cabinets & pantry if applicable.</p> <p>White built-in cubbies off garage (per plan)</p> <p>Built-in tech station to be stained to match cabinets with granite top (per plan)</p>
Stairway	Wrought Iron spindle rails on stairways and half walls to be sheetrocked (per plan).
Mirrors/Shower doors	Clear tempered glass shower door with chrome handle and hinge. Wood wrapped mirrors in the main and master bathrooms stained to match cabinets.

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Plumbing – Kitchen	Single or double bowl granite composite undermount sink with satin single handle faucet.
Plumbing – Main Bath	Shower/Tub to be fiberglass enclosure with chrome shower valve. White porcelain sinks with chrome faucet. Toilet to be round.
Plumbing – Master Bath	Shower to be tile with fiberglass pan and Chrome shower valve. Vessel Sinks with Chrome Faucets. Toilet to be Round. Free standing tub (per plan) Rain glass if tub is located on the side and clear glass if tub is located on the back.
Plumbing – Powder Room	Rectangle undermount porcelain sink with chrome faucet or oil rubbed bronze. Toilet to be round.
Plumbing - Utility Room	Rough- in for auto washer. Utility sink (per plan)
Flooring	Pre-engineered Hardwood - Entry, Kitchen/Nook, Family Room, Powder (per plan). Tile - Master Bath, Main Bath, Utility Room (utility room tiled or wood per plan). Carpet - Bedrooms, Dining Room.
Hard Surfaces	Kitchen & Island – Granite countertops with full tile backsplash. Fireplaces – Solar stone. Master bathroom – Granite countertops with tile backsplash. Tile tub surround. Tile shower with fiberglass pan. Main Bathroom – Granite countertops with tile backsplash. Powder Room – Granite countertop with tile backsplash.
Lighting	Rope accent lighting at entry (per plan).
Landscaping	Front yard landscaping Sprinklers in the front yard only
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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.

Buyer: _____

Buyer: _____

Seller: _____

Date: _____

Date: _____

Date: _____