



Cedar Ridge

Community Features Addendum

(Prestige)

Addendum to Contract Dated: _____ Buyer: _____

Lot Reference: _____ Lot/Block/Legal: _____ Street Address: _____

Below is a list of custom features to be included in your new Riverside home unless otherwise modified by an approved Change Order. No change will be made on this form.

1) GRADING AND LOT PREPARATION

- A. All home sites will be graded for proper drainage away from the home in accordance with the Code or other governmental regulations. Builder is not responsible for the final condition of the property beyond landscaped areas
- B. Installation of retaining walls, French drains, and excavation or elevation changes will be done at the Builder's sole discretion unless specifically required by code.
- C. Riverside Homebuilders will not replace or guarantee the survival or condition of any trees.

D. Rheem Tankless Water Heater

- a. (1) RTG7.0 for 2 Shower Heads
- b. (1) RTG8.4 for 3 Shower Heads
- c. (1) RTG9.5 for 4 Shower Heads
- d. (2) RTG8.4 for 5 Shower Head

6) WINDOWS

- A. Vinyl windows with Low-E Argon glass.
- B. Divided light windows on front of home.
- C. Fixed windows taller than 2' will be obscure glass in Owners Suite bath (per plan).
- D. Screens included

2) FOUNDATION AND FLATWORK

- A. Engineered post-tension foundation.
- B. Poly moisture barrier beneath slab.
- C. Concrete lead walk and drive.
- D. Covered patio (per plan).

7) MASONRY

- A. Buff mortar standard at brick and stone.
- B. Clay brick and natural stone per elevation drawing.
- C. Cast Stone Address Block if masonry elevation
- D. Metal Address Plaque if siding elevation
- E. James Hardie Siding where drawn

3) FRAMING

- A. 16" o. c. exterior walls.
- B. Structural grade exterior sheathing
- C. Borate treated base plates.
- D. Pull-down attic stairs (per plan).
- E. Two story homes will include an engineered floor system with 3/4" tongue and groove subfloor, glued & nailed

8) ELECTRIC

- A. All copper wiring.
- B. Owners Suite, Family Room, Secondary Rooms, and Game rooms will be blocked/pre-wired to accept fan/light
- C. White, outlets, cover plates, and decora switches
- D. USB plugs in the following location: one in the kitchen at the plug closest to the nook/dining/eating area, and one at the Owners Suite bath vanity.
- E. Pre-wire for garage door opener.
- F. Kitchen and Bath outlets near wet areas are on GFCI
- G. One duplex outlet installed near each bath sink.
- H. All weatherproof outlets on exterior of the home (GFCI).
- I. Wired for one porch and one patio light (per plan).
- J. Doorbell installed w/ chimes
- K. Smoke detectors installed per code.
- L. Attic light installed near HVAC unit (per plan).

4) ROOFING

- A. 7/16" OSB roof decking.
- B. 15 lb. felt underlayment.
- C. 30 Year GAF Architectural shingles
- D. Partial front gutters

5) PLUMBING

- A. Pex Water Supply Lines/PVC Drain Lines.
- B. Exterior hose bibs, location per plan
- C. Ice maker connection in kitchen

- M. Fridges on dedicated circuit.
- N. The utility company will provide service to the home via shortest or easiest run possible.

9) HEATING AND AIR CONDITIONING

- A. Trane XR17 Electric Outdoor Unit, TEM6 Variable Speed Air Handler
- B. 2-story homes will include a damper system
- C. Fresh Air Ventilator
- D. Trane XL824 Thermostat
- E. R-6 Ducts in attic.
- F. Exhaust fans installed (per code)

10) INSULATION

- A. Open cell foam encapsulation
- B. Weather-strip around exterior doors.

11) DRYWALL FINISH

- A. Medium splatter-drag wall and ceiling texture in heated areas.
- B. Garage taped, bedded, and textured
- C. Rounded drywall corners in impact areas (entry, family, and kitchen/nook/dining).

12) DOORS

- A. 8'0" Santa Fe Fiberglass Front Door
- B. 6'8" Hollow Core Interior Door
- C. Solid core door from home to garage, style to match interior door package
- D. Divided lit double door into study (if drawn/selected)

13) DOOR HARDWARE

- A. Single key deadbolt locks on exterior doors (not garage).
- B. Kwikset Front Door Handle Set
- C. Kwikset Round Brushed Nickel Hardware Package
- D. Privacy lock on Owners Suite door and secondary bath doors.

14) INTERIOR TRIM

- A. 3.25" Base trim; Door Casing trim to be 2.5"
- B. All trim to be paint grade
- C. Shelf & rod included in closets & utility (per plan)

15) FIREPLACE

- A. Family Room features a gas fireplace.
- B. Cast Stone – Paradigm

16) CABINETS

- A. Prefinished stained Custom Cabinets w/42" uppers in kitchen
- B. All cabinets will feature hidden hinges.
- C. Prefinished stained cabinets in all bathrooms
 - a. 36" high vanity cabinets

- D. Tri-Stack Cabinet Configuration

17) PAINT/STAIN

- A. Choice of one PPG Paint exterior colors for each of the below areas.
 - a. Trim/Cornice (garage door color same as trim)
 - b. Exterior front door
- B. Choice of one PPG Paint interior flat color for each of the below areas
 - a. Interior trim
 - b. Interior walls and ceiling (garage will be painted the same color)

*NOTE: Due to the nature and types of materials/woods that may receive stains, variations in color, hue and darkness may occur and are to be expected. Seller does not guarantee specific and uniform coloration.

18) FLOORING

- A. Entry foyer, Kitchen/nook to receive level 1 ceramic tile: straight lay.
- B. Level 1 wood included in the Family Room
- C. All bathrooms, and utility room to receive level 1 ceramic tile: straight lay.
- D. All other areas to receive level 1 carpet over 3/8" pad

19) LIGHTING

- A. Kichler Stamos Brushed Nickel Decorative Light Package will be installed in each home
 - a. One 3 Light Vanity Fixture per sink
 - b. One 2 Light Vanity Fixture per Pedestal Sink
 - c. Two Kichler Capanna 13.25" Coach Lights for Two Car Garages
 - d. Three Kichler Capanna 13.25" Coach Lights for Three Car Garages
 - e. One 5 Light Chandelier in Dining
 - f. One 3 Light Chandelier in Breakfast/Nook
 - g. Ceiling heights over 20' receive a LED Disk in lieu of chandelier
- B. Ceiling fan with light kit included in Family Room, Owners Suite, and Flex (per plan)
- C. LED Disk lights in kitchen
- D. LED Disk lights in all secondary bedrooms
- E. Switched light fixture for walk-in closets only
- F. Additional Coach Lights Included per Elevation Drawings

20) KITCHEN

- A. Eased Edge, Level 3 Granite/Quartz Countertop and Island - Perimeter and Island
- B. Level 1 ceramic tile backsplash: straight lay.
- C. Undermount Single Bowl Stainless Steel sink
- D. Delta Coranto Kitchen Faucet in Stainless Finish
- E. Frigidaire Gas Stainless Steel Kitchen appliance package (Package 11).

21) OWNERS SUITE BATH

- A. Delta® Woodhurst Plumbing Package in Stainless
 - a. Centerset Faucet at Sinks
 - b. Tub Faucet
 - c. Single Shower Faucet
- B. Brushed Nickel Bath Hardware Package
 - a. One Towel Ring per Sink
 - b. One Towel 24" Bar per Tub/Shower
 - c. One Paper Holder per Commode
- C. Jetta Soaker Tub with marble tub surround
- D. Semi-Framed Chrome Shower Enclosure with Fiberglass Shower Pan (per plan)
- E. Level 1 Ceramic Tile Shower Surround up to 7', Straight Lay (per plan)
- F. Solid surface top(s) with 2 sinks.
- G. 42" mirror above vanity
- H. Elongated White Commode

22) SECONDARY BATH

- A. Delta Woodhurst Plumbing Package in Stainless
 - a. Centerset Faucet at Sink
 - b. Tub/Shower Faucet
- B. Brushed Nickel Bath Hardware Package
 - a. One Towel Ring per Sink
 - b. One Towel 24" Bar per Tub/Shower
 - c. One Paper Holder per Commode
- C. Level 1 Ceramic Tile Shower Surround up to 7', Straight Lay (per plan)
- D. Solid surface vanity top with a sink(s).
- E. 42" mirror above vanity
- F. Steel secondary tub
- G. Elongated White Commode

23) POWDER BATH (per plan) - no tub and/or shower

- A. Delta Woodhurst Centerset Faucet in Stainless
- B. Brushed Nickel Bath Hardware Package
 - a. One Towel Ring per Sink
 - b. One Paper Holder per Commode
- C. White Pedestal Sink
- D. Elongated White Commode

25) LOW VOLTAGE / SECURITY

- A. (1) Cat5e/RG6 Drop Included at Family Room, Owner's Suite and above Fireplace (if drawn)
- B. Additional rooms (per plan) will receive drops: game/media room, tech center, and study.
- C. Simply Connected Home and Security Package 2, including:
 - a. Smart Home Control Hub and Security Package, including: (3) doors, (1) motion, and (1) keypad
 - b. 20" Plastic Structured Wiring Panel in Owner's Closet
 - c. Prewired for two outdoor surveillance cameras (driveway and back patio)
 - d. Wireless Access Point

25) SUBDIVISION SPECIFIC

- A. HomeTeam Taexx In Wall Pest System
- B. Wayne Dalton Sonoma Metal Garage Door(s)
- C. Liftmaster #81600 Wi-Fi Enabled Garage Door Opener with Two Remotes
- D. Landscape Package Level 2 (11 - 3gal. shrubs, 9 - 1gal. shrubs, 1 - 2.6" cal. Tree, 1 - Crapemyrtle 6', and brown mulch)
- E. Sod & irrigation for full lot
- F. 6' Cedar picket fence on metal posts

26) EXCEPTIONS

- A. **Features shown on the blueprint or rendering may be different from the features listed and included in this addendum. Should any discrepancy exist, this addendum will override the prints as the home is priced based on the features listed above.**
- B. **If you desire to make any changes or upgrades to the blueprints or this addendum, your request must be submitted on a Contract Change Order and be approved by the Sales Manager before your changes will be recognized, initial or made of this agreement. Additionally, all option or upgrade pricing is subject to change prior to the Sales Manager's approval. Any change requested after 1st Team Meeting or final plan review will incur a \$250 administrative fee.**
- C. **All features and materials listed in this addendum will be supplied from Sellers vendor at Sellers sole discretion.**
- D. **Model and Inventory homes will reflect upgraded Features not included in this addendum.**
- E. **In an effort to continually improve our product, Seller reserves the right to make comparable substitutions for specific brand name features without notice or prior obligation.**

Seller

Date

Buyer:

Date:

Co-Buyer:

Date: