



Grayson Ridge

“Community Features Addendum”

(Grand)

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, landscape or sod.

2) FOUNDATION AND FLATWORK

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

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 grove subfloor, glued & nailed

4) ROOFING

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

5) PLUMBING

- A. PEX Water Supply Lines/PVC Drain Lines.
- B. Exterior hose bibs, location per plan
- C. Ice maker connection in kitchen
- D. Gas Drops at fireplace, patio, and cooktop
 - a. No existing gas access, must add optional propane
- E. Rheem Electric Tanked Water Heater (change to tankless as needed, change sizing)
 - a. (1) 50 Gallon for up to 2.5 baths
 - b. (2) 50 Gallon for up to 3.5 baths

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

7) MASONRY

- A. Buff mortar at brick and stone.
- B. Acme 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

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. Fridge on dedicated circuit
- G. Kitchen and Bath outlets near wet areas are on GFCI
- H. One duplex outlet installed near each bath sink.
- I. All weatherproof outlets on exterior of the home (GFCI).
- J. Wired for one porch and one patio light (per plan).
- K. Doorbell installed w/ chimes
- L. Smoke detectors installed per code.
- M. Attic light installed near HVAC unit (per plan).
- N. The utility company will provide service to the home via shortest or easiest run possible.
- O. Four LED Disc Lights surrounding Ceiling Fan in Living Room & Owner's Suite with Dimmer Switch
- P. Two flood lights at rear of home

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 Intake System
- 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. 8'0" Raised panel v groove interior doors on 1st floor and 6'8" Raised panel v groove interior doors on 2nd floor (if applicable)
 - a. Solid core door from home to garage.
- C. Divided lite double door into study (per plan)
- D. 8'0" Half Lite, Doubled Glazed, insulated patio door(s) (per plan).

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. 1x6 wood base trim; 1x4 wood door casing
- B. All trim to be paint grade
- C. Shelf & rod included in closets & utility (per plan)
- D. Double stage crown molding (paint grade) at: Entry, family, and kitchen/nook/dining

15) FIREPLACE

- A. Family Room features a 42" wood-burning fireplace.
- B. ½ wall stone fireplace standard with cedar mantle

16) CABINETS

- A. Prefinished stained Custom Cabinets w/ 42" uppers in kitchen and island wrap
- B. All cabinets will feature hidden hinges.
- C. Prefinished stained cabinets in all bathrooms
 - a. 36" high vanity cabinets
- D. Separate oven/micro appliance configuration

17) PAINT/STAIN

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

19) LIGHTING

- A. Kichler Winslow 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
 - h. Two to Three Pendant Lights (Per Plan)
 - i. One to Two Decorative Entry Lights (Per Plan)
- 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
- B. Level 1 ceramic tile backsplash: straight lay
 - a. Schluter Edge included at Kitchen Backsplash and Butler's Pantry
- C. Undermount Single Bowl Stainless Steel sink
- D. Delta® Stainless Steel kitchen sink faucet
- E. Frigidaire Electric Stainless Steel appliance package
 - a. Package 14

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. 80" Frameless Shower Enclosure with level 1 tile shower pan
- E. Level 3 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® Stainless Steel plumbing fixtures.
- B. Delta Woodhurst Plumbing Package in Stainless
 - a. Centerset Faucet at Sink
 - b. Tub/Shower Faucet
- 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. 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

24) LOW VOLTAGE / SECURITY

- A. 3 cable and 3 data drops included: Owners Suite, family room, and above fireplace mantel (as allowed per plan).
- B. Additional rooms (as allowed per plan) will receive drops: game/media room, tech center, and study option.
- 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. Prewired for two outdoor surveillance cameras (driveway and back patio)
 - c. Structured Wiring with 20" enclosed panel in Owner's Closet
 - d. Wireless Access Point

25) SUBDIVISION SPECIFIC

- A. HomeTeam Taexx In Wall Pest Control System
- B. Wayne Dalton Sonoma Metal Garage Doors
- C. Liftmaster #81600 Wifi Enabled Garage Door Opener with Two Remotes
- D. Landscape Package: County (19 - 3gal. shrubs, 15 - 1gal. shrubs, 1 - 2.6" cal. Tree, 2 - Crapemyrtle 6', and brown mulch)
- E. Irrigation at sodded areas (per lot)
- F. Sod – 20' off back, property line to property line.
 - a. Determined by lot

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: