



Clear Sky Addition

“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.

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).
 - a. 10x10 pad included if no patio on plan

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 ¾” tongue and groove subfloor, glued & nailed

4) ROOFING

- A. 7/16” OSB roof decking.
- B. 15 lb. felt underlayment.
- C. 30 Year CertainTeed 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
- D. 50-gallon electric water heater(s)

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 standard at brick and stone.
- B. Clay brick and natural stone per elevation drawing.

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).
- M. The utility company will provide service to the home via shortest or easiest run possible.

9) HEATING AND AIR CONDITIONING

- A. Trane Electric variable speed air handler with a single stage 15 SEER2 heat pump (systems are sized per plan)
- B. 2 story homes will include a damper system

- C. Fresh Air Intake System
- D. Honeywell Wi-Fi programable thermostat(s)
- 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 Raised panel V groove interior doors.
 - 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. 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 42" wood burning fireplace.
- B. ½ wall stone surround

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

17) PAINT/STAIN

- A. Choice of one Sherwin Williams 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 Sherwin Williams 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 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
- B. Ceiling fan with light kit included in Family Room, Owners Suite, and Flex (per plan)
- C. LED Disk lights in kitchen
- D. LED Dish lights in all secondary bedrooms
- E. Hanging light fixture in Breakfast/Dining (per plan)
- F. Switched light fixture for walk-in closets only
- G. One or two coach lights at front elevation (per elevation/plan)

20) KITCHEN

- A. Eased Edge, Level 3 Granite/Quartz Countertop and Island
- B. Level 1 ceramic tile backsplash: straight lay.
- C. Undermount Single Bowl Stainless Steel sink
- D. Delta® Stainless Steel kitchen sink faucet
- E. Stainless Steel Kitchen appliance package
 - a. Package 8 – Tristack

21) OWNERS SUITE BATH

- A. Delta® Stainless Steel plumbing fixtures.
- B. Stainless Steel bath hardware: Towel ring, towel bar, and tissue holder.
- C. 42" mirror above vanity
- D. Fiberglass garden tub with solid surface skirt and splash.
- E. Separate shower with fiberglass pan and level 1 ceramic tile shower surround: straight lay (per plan)
- F. Solid surface vanity top(s) with 2 sinks.

22) SECONDARY BATH

- A. Delta® Stainless Steel plumbing fixtures.
- B. Stainless Steel bath hardware: Towel ring, towel bar, and tissue holder.
- C. 42" mirror above vanity
- D. 5' tub/shower combination with level 1 ceramic tile surround: straight lay.

E. Solid surface vanity top with a sink(s).

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

- A. Delta® Stainless Steel plumbing fixtures.
- B. Stainless Steel bath hardware: Towel ring and tissue holder.
- C. 42” mirror above vanity
- D. Pedestal Sink

25) LOW VOLTAGE / SECURITY

- A. 3 cable and 3 data drops included: Owners Suite, family room, and above fireplace mantel(as allowed per plan). Additional rooms (as allowed per plan) will receive drops: game/media room, tech center, and study option.
- B. 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. Whole home Wi-Fi
 - d. Structured Wiring with 20” enclosed panel with patch panel

25) SUBDIVISION SPECIFIC

- A. Borate based termiticide pre-treatment
- B. Landscape Package: County (19 - 3gal. shrubs, 15 - 1gal. shrubs, 1 - 2.6" cal. Tree, 2 - Crapemyrtle 6', and brown mulch)
- C. Irrigation at sodded areas (per lot)
- D. Sod - 20’ off back, side to side property line to the street in the front
 - a. Determined by lot
- E. 2 flood lights at rear of home

- 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.

<i>Seller</i>	<i>Date</i>
<i>Buyer:</i>	<i>Date:</i>
<i>Co-Buyer:</i>	<i>Date:</i>

26) EXCEPTIONS