



Silverstone at Pearson Ranch

“Community Features Addendum”

(Level 4)

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 (if applicable per community)
- 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).

3) FRAMING

- A. 16" o. c. exterior walls.
- B. Structural grade exterior sheathing
- C. Treated base plates.
- D. Pull-down attic stairs (per plan).
- E. Engineered flooring system.
 - a. ¾" tongue and groove subfloor, glued & nailed

4) ROOFING

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

5) PLUMBING

- A. Pex Water Supply Lines/PVC Drain Lines.
- B. Exterior hose bib (min. 2).
- C. Recessed Ice Maker Valve (in kitchen only).
- D. Elongated commode fixture in Owners suite and all other baths.

6) WINDOWS

- A. Vinyl windows with Low-E glass containing Argon gas between the panes
- 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 on all operable windows.

7) MASONRY

- A. Masonry brick per community.
- B. Natural gray mortar standard at brick(buff mortar as option only); Buff mortar at stone standard.
- C. Moderate brick detail such as shown on Builder's rendering (per plan elevation).
- D. Stone Elevation (per plan elevation).

8) ELECTRIC

- A. All copper wiring.
- B. Owners suite, Family and Game rooms and secondary bedrooms will be blocked/pre-wired to accept fan/light
- C. Decora white switches, outlets, and cover plates
- 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. Electrical receptacle above fireplace mantle
- F. Pre-wire for garage door opener.
- G. Kitchen and Bath outlets near wet areas are on G.F.I.
- H. One duplex outlet provided near each bath basin.
- I. All weatherproof outlets at front and rear (GFI).
- J. Wired for one porch and one patio light (per plan).
- K. Doorbell installed w/ chimes (per plan).
- L. Smoke detectors installed per code.
- M. Attic light installed near HVAC unit (per plan).
- N. Exhaust fans installed (per code).

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

9) HEATING AND AIR CONDITIONING

- A. 2 story homes will include a damper system.
- B. Trane variable speed air handler with a 1 stage 16 seer heat pump (systems are sized per plan, 5 ton systems are rated at 15 Seer).
- C. Fresh Air Intake System
- D. Wi-Fi programable thermostat(s)
- E. R-6 Ducts in attic.

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. 6'8" tall Santa FE stained entry door.
- B. 6'8" Raised panel v groove interior doors.
 - a. Solid core door from home to garage.
- C. Divided lite double door into study (per plan)
- D. 6'8 Half Lite, Doubled Glazed, insulated patio door(s) (per plan).

13) DOOR HARDWARE

- A. Decorative front door handle set
- B. Single key deadbolt locks on exterior doors (not garage).
- C. Stylish round interior door knobs
- D. Privacy lock on Owners suite door and secondary bath doors.

14) INTERIOR TRIM

- A. 3.5" Base trim; Door casing trim to be 2.5": Both paint grade.
- B. All other trim to be paint grade
- C. 2 story plans -- 1st floor will receive wrought Iron spindles with stain grade railings, caps, and Oak starter step. 2nd floor ½ walls will be drywalled with wood cap.
- D. All other trim to be paint grade.

15) FIREPLACE

- A. Family Room features a 42" wood burning fireplace.
- B. One sided fireplace with cast stone surround

16) CABINETS

- A. Heritage Flat Panel Knotty Alder Custom Cabinets w/42" uppers in kitchen—stained.

- B. All cabinets will feature hidden hinges.
- C. All other built-in cabinets/bookshelves are upgrade only.
- D. Utility room shelf and rod.
- E. All baths to receive stain grade cabinets.
- F. 36" Gentlemen's height vanity cabinets in bathrooms.
- G. Mudroom Bench (Site Built) to match trim color (per plan)

16) PAINT/STAIN

- A. Choice of one exterior colors for trim/cornice.
 - B. Choice of one exterior front door paint highlight color, front door only.
 - C. Builder's standard interior enamel trim paint.
 - D. Choice of one stain color for all items receiving stain.
 - E. Garage to be painted the same color as int. walls
 - F. Builders standard Interior Wall and Ceiling Paint.
- *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, and kitchen/nook to receive ceramic tile: Level 1, straight lay.
- B. Owners suite and secondary bathrooms, and utility room to receive ceramic tile: Level 1, straight lay.
- C. Family/living to receive Engineered wood flooring: Level 1
- C. Carpeted areas shall receive 100% nylon stain resistant carpet over ½" pad: Level 1.

19) LIGHTING

- A. Coordinating light package will be installed in each home: Level Riverside.
- B. Ceiling fan with light kit installed in each Family Room, Owners suite, and Game Rooms (per plan).
- C. Can lights in kitchen (per plan)
- D. Decorative vanity fixtures per plan.
- E. LED disk lights in kitchen and bedrooms.
- F. Switched light fixture for walk-in closets only, LED disk light.
- G. One exterior patio light fixture (per plan).
- H. One exterior front porch light fixture (per plan).
- I. One or two coach lights at front elevation (per elevation/plan)

20) KITCHEN

- A. Level 3 Granite/Quartz Countertop and Island (Eased Edge)
- B. Ceramic tile backsplash: Level 1, straight lay.
- C. Undermount Stainless Steel single bowl sink
- D. Delta® kitchen sink faucet
- E. Stainless Steel kitchen appliance package
 - a. Package 8 – with microhood
 - b. Package 14 – with built-in separate microwave and oven (per plan)

21) OWNERS SUITE BATH

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

22) SECONDARY BATH

- A. Delta® plumbing fixtures.
- B. Bath hardware: Towel ring, towel bar, and tissue holder.
- C. 5' tub/shower combination with ceramic tile surround: Level 1, straight lay.
- D. Solid surface vanity top(s) with sink(s).
- E. Large plate 42" mirror above vanity.

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

- A. Delta® plumbing fixtures.
- B. Powder hardware: Towel ring, and tissue holder.
- C. Large plate 42" mirror above vanity.
- D. Flooring will be ceramic tile: Level 1, straight lay.

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. Contently 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

26) SUBDIVISION SPECIFIC

- A. One electric water heater will be standard
 - a. Home with 3.5 baths or more will receive (2) water heaters
- B. Wood look exterior cornice/trim package
- C. 8/12 roof pitch (as allowed per plan)

- D. Community Masonry Requirement – 80%
- E. Borate based termiticide pre-treatment
- F. Landscape Package 2: (11 - 3gal. shrubs, 9 - 1gal. shrubs, 1 - 2.6" cal. Tree, 1 - Crapemyrtle 6', and brown mulch)(plus additional tree).
- G. Full yard sod.
- H. Sprinkler System.
- I. Garage Door Opener.
- J. Carriage Garage Door Hardware Included
- K. Community Mailbox.
- L. Partial Front Gutters
- M. Tech center countertop to match kitchen (bksp. per plan if needed).
- N. Spruce 6' rear privacy fence with 4" pickets on Steel post stained to match community restrictions. One 3' wide gate to be installed to enclose rear yard on traditional homes to rear of home only. Builder reserves the right to utilize existing/adjacent fencing to enclose above area
- O. Trane variable speed air handler with a 1 stage 16 seer heat pump (systems are sized per plan, 5 ton systems are rated at 15 Seer).
- P. Partial front gutters

27) 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:* _____