



Wellington

“Community Features Addendum”

(Level 5)

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.
- 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.

- E. One electric water heater will be standard. Homes with 3.5 baths will receive 2 water heaters.

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. Gray mortar standard at brick, Buff standard at stone (Buff mortar at brick as option only).
- 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 bedroom, 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. 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).
- B. Fresh Air Intake System
- C. Programmable thermostat(s)
- D. R-6 Ducts in attic.

10) INSULATION

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

11) DRY WALL 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" Santa Fe Fiberglass front 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. 3/2" Base trim and Door Casing trim to be 2 1/2" paint grade.
- B. Wrought iron spindles, with stain grade railing and caps, paint grade skirt (per plan).
- C. Oak Starter Step at Stairs (per plan)
- D. All other trim to be paint grade (stain as option only).
- E. Double Stage Crown paint grade: Entry, family, kitchen, dining, and Owners suite (per plan) (downstairs).

15) FIREPLACE (PER PLAN)

- A. Family Room features a 42" wood burning fireplace.
- B. 1/2 wall stone fireplace standard

16) CABINETS

- A. Heritage Flat Panel Knotty Alder Custom Cabinets w/42" uppers in kitchen—stained (paint as option only).
- B. All cabinets will feature hidden hinges.
- C. All other built-in cabinets/bookshelves are upgrade only.
- D. Utility room shelf and rod.
- E. Owners suite and secondary baths to receive stain grade cabinets.
- F. 36" height vanity cabinets in bathrooms.
- A. Mudroom Bench (Site Built) to match trim color (per plan)

17) PAINT/STAIN

- A. Choice of one exterior colors for trim/cornice (per plan)
 - B. Choice of one exterior front door stain.
 - 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. Wood level 1 standard in the family
- C. Owners suite and secondary bathrooms, and utility room to receive ceramic tile: Level 1, straight lay.
- D. Carpeted areas shall receive 100% nylon stain resistant carpet over 1/2" pad: Level 1.

19) LIGHTING

- A. Coordinating light package will be installed in each home: Riverside Package
- B. Ceiling fan with light kit installed in each Family Room, Owners suite, and Game Rooms (per plan).
- C. Hanging light fixture in Breakfast/Dining (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)
- J. Exterior flood lights (per plan)

20) KITCHEN

- A. Level 3 Granite/Quartz Countertop and Island (per plan) (Eased Edge)
- B. Ceramic tile backsplash: Level 1, straight lay.
- C. Flooring will be ceramic tile, straight lay: Level 1
- D. Undermount Single Bowl Stainless Steel sink
- E. Delta® kitchen sink faucet
- F. Frigidaire black kitchen appliance package
 - a. Package 7 – with microhood
 - b. Package 13 – with built-in separate microwave and oven

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. Hard surface vanity top(s) with 2 sinks.
- F. 42” decorative framed mirror above vanity/s
- G. Ceramic tile shower surround: Level 1, straight lay.
- G. Framed mirrors in the Owners suite bath

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. Hard surface vanity top(s) with integral square sinks.
- E. Large plate 42” mirror above vanity.

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

- A. Delta® plumbing fixtures.
- B. Power hardware: Towel ring, and tissue holder.
- C. Decorative framed mirror.
- D. Flooring will be ceramic tile: Level 1, straight lay.

24) 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.
- 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. Wood look exterior cornice/trim package
- B. 8/12 roof pitch (as allowed per plan)
- C. Septic system designed per house and based on site soil conditions
- D. Community Masonry Requirement – 80%
- E. Borate based termiticide pre-treatment
- F. Mailbox per community (Masonry).
- G. Landscape Package: County (19 - 3gal. shrubs, 15 - 1gal. shrubs, 1 - 2.6" cal. Tree, 2 - Crapemyrtle 6', and brown mulch)
- H. Sod 20’ of the sides and back, 10’ off of drive, to the street
- I. Sprinkler System. (Front and “perimeter” of foundation)
- J. Garage door opener(s)
- K. Tech center countertop to match kitchen (bksp. per plan if needed).
- L. Partial front gutters

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:* _____