



Trenton High Meadows

“Community Features Addendum”

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 Homes 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. Covered patio (per plan).

3) FRAMING

- A. Treated base plates.
- B. 16" o. c. exterior walls.
- C. Engineered open web truss flooring system.
- D. 3/4" tongue and groove subfloor, glued & nailed
- E. All Exterior Siding & Trim will be engineered wood by Louisiana Pacific.

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. 50-gallon high efficiency electric water heater
- E. Elongated commode fixture in master and all other baths.

- F. Septic system designed per house and based on site soil conditions

6) WINDOWS

- A. Low-E, double glazed, vinyl.
- B. Divided light windows on front of home.
- C. Fixed windows taller than 2' will be obscure glass in master bath (per plan).
- D. Screens included on all operable windows.

7) MASONRY

- A. ACME Clay kiln-fired brick (per plan)
- B. Natural gray mortar standard (Buff as option only).
- C. Moderate brick detail (per plan/elevation)
- D. Stone Elevation (per plan).
- E. Community Masonry Requirement: 3 side brick (per plan)

8) ELECTRIC

- A. All copper wiring.
- B. Master Bedroom, Family, Game room, and secondary bedrooms will be blocked/pre-wired to accept fan/light.
- C. White switches, outlets, and cover plates.
- D. Pre-wire for garage door opener.
- E. Kitchen and Bath outlets near wet areas are on G.F.I.
- F. One duplex outlet provided near each bath basin.
- G. All weatherproof outlets at front and rear (GFI).
- H. Wired for one porch and one patio light (per plan).
- I. Cable/Data Pre-wire (2) units each (per plan).
- J. Doorbell installed w/ chimes (per plan).
- K. Smoke detectors installed per code.
- L. Attic light installed near HVAC unit (per plan).
- M. Exhaust fans installed (if required by code).
- N. Minimum 150 amp service.

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

9) HEATING AND AIR CONDITIONING

- A. Trane 16 S.E.E.R. Variable Speed (Heat Pump) Heating/Cooling System.
- B. Fresh Air Intake System
- C. Programmable thermostat(s)
- D. R-6 Ducts.

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.
- B. Garage taped, bedded, textured and painted.
- C. Rounded Corners.

12) DOORS

- A. 6'8" Raised panel entry door- Fiber Glass.
- B. Raised panel v groove interior doors.
- C. French divided light door into study (per plan)
- D. Raised panel solid core hardboard door from home to garage.
- E. Half lite, Doubled Glazed, insulated patio door.

13) DOOR HARDWARE

- A. Single key deadbolt locks on exterior doors (not garage).
- B. Stylish (BN/ORB) round interior door knobs
- C. Privacy lock on Master Bedroom door and secondary bath doors.

14) INTERIOR TRIM

- A. 3½" Base trim and Door Casing trim to be 2 ½" 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 Molding, paint grade in Formal Areas and Master bedroom (per plan) (downstairs).

15) FIREPLACE (PER PLAN)

- A. Family Room features a 42" wood burning fireplace.
- B. One sided fireplace with cast stone surround
- C. Masonry surround with hearth and wood cedar mantle optional.

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 receives shelf and rod (per plan)
- E. All baths to receive stain grade cabinets.
- F. Gentlemen's height vanity cabinets in bathrooms.
- G. Mudroom Bench (Site Built) to match trim color (per plan)

17) PAINT/STAIN

- A. Choice of one exterior colors for trim/cornice.
- B. Choice of one exterior front door highlight color or stain.
- C. Builder's standard interior enamel trim paint.
- D. Choice of one stain color for all items receiving stain.
- E. 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 (per plan) to receive ceramic tile, Group 1, straight lay
- B. Kitchen, Nook, all Bathrooms, and Utility room to receive ceramic tile: Group 1, straight lay.
- C. *Mowhawk*® stain resistant, 100% nylon carpet over ½" pad in carpeted areas, Group 1

19) LIGHTING

- A. Coordinating light package (BN/ORB) will be installed in each home.
- B. Ceiling fan with light kit installed in each Family Room and Master bedroom.
- C. Light fixtures above bath basins
- D. Recessed lights in kitchen.
- E. Switched light fixture for walk-in closets only (per plan).
- F. One exterior patio light fixture (per plan).
- G. One exterior front porch light fixture (per plan).
- H. Coach lights at front elevation on separate switch (per elevation/plan)
- I. One eyeball can type recessed light included with fireplace option.
- J. Back floodlights (per plan)

20) KITCHEN

- A. Ceramic Tile Backsplash: Group 1, straight lay.
- C. Flooring will be ceramic tile: Group 1, straight lay
- D. Undermount Stainless Steel sink (50/50) (8" deep)
- E. Delta® kitchen sink faucet.
- F. Frigidaire black kitchen appliance package (per plan):
 - a. Package 7 – Black electric built-ins
 - b. Package 13 – Black electric built-ins

21) MASTER BATH

- A. Delta® plumbing fixtures.
- B. Two vanity sinks
- C. Moen® bath hardware: Towel ring, towel bar, and tissue holder.
- D. Cultured marble tub (per plan).
- E. Cultured marble vanity top(s) with integral square sinks.
- F. Large plate 42" mirror above vanity.
- F. Flooring will be ceramic tile, Group 1, straight lay.
- G. Ceramic tile shower, Group 1, straight lay
- H. Framed mirrors in the master bath

22) SECONDARY BATH

- A. Delta® plumbing fixtures.
- B. Moen® bath hardware: Towel ring, towel bar, and tissue holder.
- C. 5' tub/shower combination with ceramic tile surround: Group 1, straight lay.
- D. Cultured marble vanity top(s) with integral square sinks.
- E. Large plate 42" mirror above vanity.
- F. Flooring will be ceramic tile: Group 1, straight lay.

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

- A. Delta® plumbing fixtures.
- B. Moen® power hardware: Towel ring, and tissue holder.
- C. Large plate 42" mirror above vanity.
- D. Flooring will be ceramic tile: Group 1, straight lay.
- E. Framed mirrors in the master bath

24) MISCELLANEOUS

- A. Pull-down attic stairs (per plan).
- B. Mailbox per community (Masonry).

- C. Partial sod: 20' off sides and back, front sod to property line (as allowed per lot).
- E. Irrigation at sodded areas (per plan)
- F. Security System with 1 Keypad.
- G. Borate based termiticide pre-treatment
- H. Garage Door Opener
- I. Partial front gutters
- J. Tech center countertop to match kitchen (bksp. per plan if needed)

25) 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*