



Walnut Bend

“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 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. Concrete uncovered patio, 2x3 (per plan)

3) FRAMING

- A. Roof pitch 6/12 (sections may vary per plan)
- B. Treated base plates.
- C. 16" o. c. exterior walls.
- D. 9' Ceiling in Living, Dining, and Kitchen; Secondary areas at 8'
- E. All Exterior Trim will be engineered wood by Louisiana Pacific, siding will be fiber cement.

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 master and all other baths.

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 (colors as option only).
- C. Moderate brick detail such as shown on Builder's rendering. Precast, weaves and extra detail not shown on Builder's plan as option only.
- D. Community Masonry Requirement: 1st floor – 3 sides (Per plan)

8) ELECTRIC

- A. All copper wiring.
- B. Master Bedroom, Family and Game rooms will be blocked/pre-wired to accept fan/light
- C. Secondary bedrooms will be blocked only to accept fan/light.
- D. White switches, outlets, and cover plates
- E. Pre-wire for garage door opener.
- F. Kitchen and Bath outlets near wet areas are on G.F.I.
- G. One duplex outlet provided near each bath basin.
- H. All weatherproof outlets at front and rear (GFI).
- I. Wired for one porch and one patio light (per plan).
- J. Cable/Data Pre-wire (2) units each (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 (if required by code).
- O. Minimum 150-amp service.
- P. The utility company will provide service to the home via shortest or easiest run possible.

9) HEATING AND AIR CONDITIONING

- A. *TRANE*® 14 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.
- C. Structural grade Exterior sheathing.

11) DRY WALL FINISH

- A. Medium splatter-drag wall and ceiling texture in heated areas.
- B. Garage taped, bedded, and textured
- C. Rounded Corners in formal living areas

12) DOORS

- A. 6'8 Raised panel entry door- Fiber Glass.
- B. Flat panel interior doors.
- C. Flat panel solid core hardboard door from home to garage.
- D. Half lite, Doubled Glazed, insulated patio door.

13) DOOR HARDWARE

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

14) INTERIOR TRIM

- A. 2.5" Base trim and Door Casing trim to be 2" paint grade.
- B. All other trim to be paint grade (stain as option only)

15) CABINETS

- A. Heritage Flat Panel Knotty Alder Custom Cabinets w/36" 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. Linen front cabinets are upgrade only.
- E. Utility room receives shelf and rod.
- F. All baths to receive stain grade cabinets
- G. Gentlemen's height vanity cabinets in bathrooms.

16) PAINT/STAIN

- A. Choice of one exterior colors for trim/cornice.
- B. Choice of one exterior front door highlight color, front door only.

- C. Builder's standard interior enamel trim paint.
 - D. Textured non-painted garage
 - E. Choice of one stain color for all items receiving stain.
 - 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.

17) FLOORING

- A. Entry Foyer (per plan) to receive ceramic tile: Creekside group, straight lay.
- B. Kitchen, Nook, all Bathrooms, and Utility room to receive ceramic tile: Creekside group, straight lay.
- C. *Mowhawk*® stain resistant, 100% nylon carpet over ½" pad in carpeted areas, Group 1.

18) LIGHTING

- A. Coordinating light package (Brushed Nickel) will be installed in each home.
- B. Light fixtures above bath basins will be brushed nickel.
- C. Florescent light in kitchen, utility, and master closet.
- D. Flush mount 3 bulb light in each family room
- E. Flush mount 2 bulb light in bedrooms
- F. Flush mount 3 bulb chandelier in kitchen nook.
- G. Flush mount 1 bulb fixture(s) in utility and master closet
- H. Switched light fixture for walk-in closets, (per plan)
- I. One exterior front porch light fixture (per plan).
- J. One or two coach lights at front elevation on switch (per elevation/plan)

19) KITCHEN

- A. *Wilsonart*® laminate kitchen countertop, and island with 4" laminate backsplash.
- C. Flooring will be ceramic tile: Creekside group, straight lay
- D. Stainless Steel sink (8" deep)
- E. Delta Chrome faucet.
- F. *Frigidaire*® black kitchen appliance package including (Package 1 – Blk Electric Range):
Free Standing Electric coil top Oven/Range
Dishwasher
Microwave/Vent Hood
Disposal (by Badger®)

20) MASTER BATH

- A. *Delta*® Chrome plumbing fixtures.
- B. Chrome bath hardware: Towel ring, towel bar, and tissue holder.
- C. 5' Shower with Fiberglass base with ceramic tile surround: Creekside group, straight lay (per plan).
- D. *Wilsonart*® laminate vanity countertop with 4" laminate backsplash.
- E. One bowl, top mount oval vanity standard
- F. Large plate 42" mirror above vanity.

- G. Flooring will be ceramic tile: Creekside group, straight lay

21) SECONDARY BATH

- A. *Delta*® Chrome plumbing fixtures.
- B. Chrome bath hardware: One towel ring, towel bar, and tissue holder.
- C. 5' tub/shower combination with ceramic tile surround: Creekside group, straight lay
- D. *Wilsonart*® laminate vanity countertop with 4" laminate backsplash.
- E. One bowl, top mount oval vanity standard
- F. Large plate 42" mirror above vanity.
- G. Flooring will be ceramic tile: Creekside group, straight lay

22) MISCELLANEOUS

- A. Pull-down attic stairs (per plan).
- B. Precast address plaque included.
- C. Borate based termiticide pre-treatment
- D. Landscape package level 2
- E. Front and side yard full sod, 10' off back (As allowed per site).
- F. Irrigation at the front and perimeter of home
- G. Partial front gutters
- H. Security System with 1 Keypad.

23) 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:*