

HC Homes at Tehaleh Standard Features



4/19/16

Addendum II to Purchase and Sale Agreement Specifications for HC Homes at Tehaleh. Attached to and made part of Earnest Money Agreement for the purchase of Lot _____ in the plat of Tehaleh dated: _____, between Seller, HC Homes and Buyers _____

- Framing 2x6 exterior framing. Energy and resource efficient framing techniques
- Siding Allura siding with 50 year warranty
- Windows Cascade Low-E white or clay colored vinyl windows with lifetime warranty. Window Screens
*Sliding glass doors are per plan. In the event a single slider, sliding glass door is standard/or upgraded buyer understands that windows along slider will only be half windows.
- Roofing Lifetime warranty Laminated Architectural roof. Color: Black
- Exterior Stone Stone accents on columns and garages (per plan)
- Exterior Paint 3 tone paint schemes. Shakes per plan.
- Concrete – Flat work Exposed aggregate concrete walkways and driveway with 3 car garage. Covered Front porch. Rear patio to include covered outdoor living area with gas fireplace on the main floor only.
- Drywall 9ft ceilings on the main (per plan) 8ft on upper & lower levels
Coffered ceiling in Master (per plan)
Garage sheetrock and taped walls per code.
Full wood wrap on select windows.
- Electrical Switches, boxes, outlets and recessed cans per code.
White switches.

Buyer: _____
Buyer: _____
Seller: _____

Date: _____
Date: _____
Date: _____

Pre-wired for garage door opener.
Pre-wired for speakers in Family room and on back main deck.
In wall tubing for component to T.V. connections over fireplace (inside & out).
Ceiling fan w/ light in Master bedroom
Ceiling fan w/out light in Family room
Pre wire for phone. Locations: Kitchen, Den, Bedrooms
Pre wire for T.V. locations: Family Room, Bedrooms, Bonus Room.
Exterior garage lights (per plan)
Can lights in the Kitchen with pendent lights over island
Pre-wired for communication HUB

Exterior Doors

Front door to be fiberglass raised panel with window
Sliding glass doors per plan.

Fireplaces

Family room to have a 36" gas fireplace and outdoor living area to have gas fireplace. Both with log set and stone surround

Furnace/ HWT

Carrier 95% efficiency forced air gas furnace, located in an interior space, with electronic ignition, programmable thermostat and white registers. Quick recovery Rheem 50 gallon HWT

Garage Door

16x8 and 8x8 Vinyl backed –Ranch style doors.
Prewired for garage door openers.

Gutters

5" K-line painted to match with 2 x 3 aluminum downspouts.

Insulation

Per code

Appliances

All appliances to be Stainless Steel Whirlpool, Refrigerator to be Frigidaire.
Gas Range
Hood
Built in Microwave (per plan)
Dishwasher

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Deluxe Double Refrigerator

Cabinets	Custom built cabinets. Kitchen to include flat stock crown molding. Pulls on Kitchen cabinets only.
Closet Shelving	White wire shelving throughout.
Door Hardware	Brushed satin lever door handles
Bath hardware	Chrome towel ring, towel bars (per plan)
Painting	Walls/Ceiling color from builders standard specs White painted millwork
Millwork/Interior doors	Interior doors to be 2 panel smooth surface and painted to match millwork. Wood wrapped windows in the Family room, Dining Room, Kitchen, and Master bedroom, Painted window sill and apron on all remaining windows. High windows sheet rocked. Crown molding in Family room (per plan), Master bedroom, Formal Dining room(per plan), Kitchen (per plan) Stair hand rail to be stained to match cabinets. Entertainment center in Family room to be stained to match kitchen cabinets.
Stairway	Wrought Iron spindle rails on Stairways and half walls to be sheetrocked (per plan)
Mirrors/Shower doors	Clear tempered glass shower door with chrome handle and hinge. Wood wrapped mirrors in the main and master bathrooms painted or stained to match millwork.
Plumbing – Kitchen	Single or double bowl stainless under mount sink with Satin single handle faucet.

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Plumbing – Main Bath	Shower/Tub to be Sterling Accord fiberglass enclosure with Moen Satin shower valve. White china sinks with Moen chrome faucet. Toilet to be Gerber Round.
Plumbing – Master Bath	Shower to be tile with fiberglass pan and Moen Satin shower valve. Vessel Sinks with Moen Satin Faucets Toilet to be Gerber Round Soaking tub to be proflow drop in with Moen Satin Faucet
Plumbing – Powder Room	Decorative glass vessel sink or copper under mount sink with Moen Satin faucet or Oil rubbed Bronze. Toilet to be Gerber Round.
Plumbing - Utility Room	Rough- in for auto washer
Flooring:	Pre-engineered Hardwood - Entry, Kitchen/Nook, Powder (per plan) Tile - Master Bath, Main Bath, Utility Room (Utility room tiled or wood per plan) Carpet - Bedrooms, Basement (per plan), Dining room, Family Room
Hard Surfaces:	Kitchen & Island – Granite counter tops with full tile backsplash. Fireplaces – stone Master bathroom – Granite counter tops with tile backsplash. Tile tub surround. Tile shower with fiberglass pan. Main Bathroom – Granite counter tops with tile backsplash Powder Room – Granite counter top with tile backsplash
Lighting	Rope accent lighting at crown molding (per plan)
Landscaping	Front and backyard landscaping (backyard landscaping to include grass and bark border). Backyard fully fenced.

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Lower Floor

Lower Floor to include carpeting & window sill and apron on all windows. Wet bar and fireplace will be upgrades

In a continuous effort to balance market demands for quality and affordability, the builder of this property reserves the right to change plan specifications, prices and availability without notice.

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