

Newberry



7/13/18

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

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| Foundation | Poured in concrete foundation, crawl space ventilation. |
| Framing | 2x6 exterior framing. Energy and resource efficient framing techniques. |
| Siding | Allura siding with 50-year warranty. |
| Windows | Lindsay Low-E vinyl windows with lifetime warranty. Since 1947. Window Screens. |
| Roofing | Lifetime warranty Laminated Architectural roof. Color: Black |
| Exterior Stone | Stone accents (per plan) |
| Exterior Paint | 3 tone paint schemes. |
| Concrete – Flat work | Exposed aggregate concrete walkways and driveway with 2 and 3 car garage's per plan. Covered Front porch. Rear patio to include covered outdoor living area. No step from Main entry door to covered main entry porch. |
| Drywall | 9ft ceilings on main floor only. Coffered ceiling (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. Pre-wired for garage door opener. |

Buyer: _____
Buyer: _____
Seller: _____

Date: _____
Date: _____
Date: _____

Pre-wired for speakers in Family Room and on back deck.
In wall tubing for component to T.V. connections over fireplace.
Ceiling fan with light in Master Bedroom.
Ceiling fan in Family Room.
Pre-wire for phone. Locations: Kitchen, Den, Master Bedroom
Pre-wire for T.V. locations: Family Room, Bedrooms, Bonus Room.
Exterior garage lights (per plan).
Can lights in the Kitchen (with pendant lighting over island).
Pre-wired for communication HUB.
Pre-wired for vacuum system.

Exterior Doors

Front door to be fiberglass per plan.
Sliding doors per plan.

Fireplaces

Family room to have a 36" gas fireplace log set and stone surround.

Furnace/ HWT

York 95% efficiency forced air gas furnace, located in an interior space, with electronic ignition, programmable thermostat and white registers. AC ready. Ruud on demand Hot water system with Noritz recirculating system.

Garage Door

Per plan Vinyl backed.
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 w/ Frigidaire refrigerator.
Gas Range
Hood
Built in Microwave / oven combo

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Dishwasher
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 builder's 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 to be sheetrock Crown molding in 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 mirror in the master bathroom painted or stained to match millwork.

Plumbing – Kitchen Single or double bowl stainless under mount sink with Satin/Nickel single handle faucet. (Moen)

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|-------------------------|--|
| Plumbing – Main Bath | Tub/Shower fiberglass enclosure with Moen Chrome 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 Chrome shower valve. Vessel Sinks with Moen Chrome Faucets. Toilet to be Gerber Round. Soaking tub to be Proflow drop in with Moen Chrome Faucet. |
| Plumbing – Powder Room | Decorative glass vessel sink with Moen Chrome faucet 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. Carpet - Bedrooms, Family Room. Utility Room – Decorative Vinyl. |
| Hard Surfaces | Kitchen & Island – Granite counter tops with full tile backsplash. Fireplace – stone. Master bathroom – Granite counter tops with tile back splash. Tile tub surround. Tile shower with fiberglass pan. Main Bathroom – Granite counter tops with tile back splash. Powder Rom – Granite counter top with tile back splash. |
| Lighting | Rope accent lighting at crown molding in Master Bedroom (per plan). Under Cabinet Lighting. |

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Landscaping

Front and backyard landscaping (backyard landscaping to include grass and bark border). Backyard fully fenced.

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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