



HC Homes at Tehaleh Observation Ridge

Standard Features

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 Lindsay windows with cardinal low E glass and white vinyl frames per plan. Three point sliding door on Main floor only (not on model 3022 plan). Standard 6-0 x 6-10 sliding glass door with one 2-0 x 5-0 tempered picture window each side at basement (per plan).

Roofing Laminated lifetime warranty architectural roof. Color: Black

Exterior Stone Stone accents on columns and/or garage per plan.

Exterior Paint Three tone paint schemes. Shakes per plan.

Concrete Flatwork Exposed aggregate concrete walkways and driveway with three car garage. Covered front porch. Rear patio to include covered outdoor living area with gas fireplace on the main floor only.

Drywall Builders standard orange peel 8, 9 and 11 foot ceiling heights per plan. Coffered ceiling in Master Bedroom (per plan).

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	Garage sheetrock and fire taped walls and ceiling per code.
	Full wood wrap on select windows and Main floor.
Electrical	White switches, boxes, outlets and recessed cans per code.
	Pre-wired for garage door opener.
	In wall tubing for component to T.V. connections inside and coax to exterior deck.
	Ceiling fan without light in Master bedroom.
	Ceiling fan without 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.
	Pre-wired for garbage disposal.
Exterior Doors	Front door to be fiberglass raised panel with window (per plan).
Fireplaces	Family to have a 36" Builders standard gas fireplace. Outdoor living area to have a stainless gas fireplace. Both with log set and stacked stone surround.
Furnace/HWT	York or Carrier 95% efficiency forced air gas furnace, located in an interior space, with electronic ignition, programmable thermostat and white registers.
	Rheem tankless water heater with re-circ pump.
Garage Doors	16x8 and 8x8 vinyl backed Ranch style doors. Pre-wired for garage door openers.
Gutters	5" K-line color match gutters with 2x3 aluminum downspouts.
Insulation	High energy efficient insulation package with enhanced air seal.
Appliances	All appliances to be stainless steel Whirlpool. Refrigerator/Freezer to be Frigidaire.
	Gas range
	Hood

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	Microwave/oven combo
	Dishwasher
Cabinets	Custom built beech cabinets. Kitchen to include flat stock crown molding. Pulls on select cabinets.
Closet Shelving	White wire shelving throughout.
Door Hardware	Schlage brushed satin lever door handles.
Bath Hardware	Chrome towel ring and/or towel bars (per plan).
Painting	Wall/ceiling color from Builders standard specs. White pre-finished millwork.
Millwork/Interior	Interior doors to be 2 panel smooth surface and finished to match white millwork. 8' tall on Main floor only (per plan) 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 the Entry, Master bedroom and Kitchen (per plan). Stair handrail 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 sheet rocked (per plan).
Mirrors/Shower	Clear tempered glass shower door with chrome handle and hinge (per plan). Wood wrapped mirrors in the bathrooms stained to match cabinets.
Plumbing-Kitchen	Double bowl black granite composite under mount sink with satin single handle faucet.
Plumbing-Main Bath	Shower/tub to be MAAX fiberglass enclosure with Moen chrome shower valve. White porcelain sinks with Moen chrome faucet. Toilet to be Gerber round.
Plumbing-Master	Shower to be tile with fiberglass pan with Moen chrome shower valve. White porcelain vessel sinks with Moen chrome faucet. Toilet to be Gerber round. Builders standard MAAX Brioso 66" x 36" freestanding tub with chrome faucet.

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Plumbing-Powder	Porcelain undermount sink with Moen chrome faucet. Toilet to be Gerber round.
Plumbing-Laundry	Rough in for auto washer with trim. Rough in only for laundry sink/tray.
Flooring	Engineered hardwood at Entry, Family, Kitchen/Dining nook, Powder. Tile at Master bath, Main bath, Basement bath and Laundry. Carpet at all Bedrooms and Basement.
Tile & Quartz	Quartz countertop at Kitchen & Island with full tile backsplash. Fireplaces to have stacked stone accent surround. Quartz countertops at all bathrooms with glass tile backsplash 4" +/- high.
Rope Lighting	Entry (per plan) and Master bedroom (per plan).
Landscaping	Front and backyard landscaping to include grass and bark border. Backyard fully fenced. No irrigation.

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