

# Newberry Ph. 2



4/25/19

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 \_\_\_\_\_

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.

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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.

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 & powder 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 free standing 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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