

# Connor's Crossing



2/12/21

Addendum II to Purchase and Sale Agreement Specifications for Connor's Crossing. Attached to and made part of Earnest Money Agreement for the purchase of Lot \_\_\_\_\_ in the plat of Connor's Crossing 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 energy efficient white vinyl windows with lifetime warranty. Since 1947. Window Screens. No screens on slider.
Blinds	2in white faux wood blinds. Not to be included on high windows, or the slider.
Roofing	Limited Lifetime warranty Laminated Architectural roof. Color: Black
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 (selected areas). Garage sheetrock and fire taped walls per code.

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Electrical

Switches, boxes, outlets and recessed cans per code.  
White switches.  
Pre-wired for garage door opener.  
In wall tubing for component to T.V. connections over fireplace.  
Pre-wire for ceiling fan – 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).  
Can lights in Master Bedroom  
Switched ½ hot plugs on both sides of bed in master bedroom.  
Pre-wired for communication HUB.

Exterior Doors

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

Fireplace

Family room to have a 36” gas fireplace log set and tile surround. Mantle & legs to be painted white to match millwork.

Furnace/ HWT

Lennox 95% efficiency forced air gas furnace, located in an interior space, with electronic ignition, programmable thermostat and white registers. Ruud/Rheem on demand Hot water 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.

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Appliances All appliances to be Stainless  
Deluxe side-by-side refrigerator/freezer combo – Frigidaire  
Gas Range – Z-line  
Range Hood – Z-Line  
Microwave – Frigidaire  
Dishwasher – Frigidaire  
Disposal from Builders standard specs, switched in sink cabinet

Cabinets Custom built cabinets. Kitchen to include flat stock crown molding. Pulls on Kitchen cabinets only. Fireplace mantle & Legs to match white millwork.

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 on select windows. Painted windowsill and apron on all remaining windows. High Windows to be sheetrock. Crown molding in select rooms.

Mirrors/Shower doors Clear tempered glass shower door with chrome handle and hinge. Wood wrapped mirror in the master bathroom.

Plumbing – Kitchen Single 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 undermount porcelain 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. Free-standing tub and Moen Chrome Faucet.
Plumbing – Powder Room	White undermount porcelain sink with Moen Chrome faucet Toilet to be Gerber Round.
Plumbing - Utility Room	Rough- in for auto washer.
Flooring	Luxury Plank Vinyl - Entry, Kitchen/Nook, Family rm, Powder Vinyl - Utility room. Carpet - Bedrooms. Tile – Master bath, Main bath
Hard Surfaces	Kitchen & Island – Quartz countertops with full tile backsplash. Fireplace – tile. Master bathroom – Quartz counter tops with tile back splash. Tile shower with fiberglass pan. Main Bathroom – Quartz countertops with tile back splash. Powder Room – Quartz countertop with tile back splash.
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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