



WHITETAIL RIDGE STANDARD FEATURES

Edge Homes NW, INC Addendum #1

Exterior Details

- *Zero step front & garage entries where applicable
- *Choice of Gray or Brown Stamped or Sandwash patio concrete or composite decking (per rendering)
- *Stone accents street side with Gray cap color (per rendering)
- *Gutter whole home where feasible complimentary color chosen by contractor
- *30 yr. Pabco® architectural shingle roofing, continuously vented soffit and ridge in 2 optional colors
- *LP Smartside® 50 yr. engineered 8" lap siding
- *LP Smart Trim® 50 yr. engineered fascia, window/door trim, bellyband and corners
- *Vinyl widows in 2 colors w .28UE dual glazed glass, choice of street side grid patterns & side privacy glass
- *Street side gable siding chosen by owner, cedar shake, LP smart shake, LP board & bat or LP 8" lap siding
- *Street side oversized Douglas fir rough cut posts & corbels per owners choice
- *Clopay® insulated garage doors w Liftmaster MyQ® wifi belt drive openers, exterior keypad and remotes
- *2x6 exterior double wall framing including 2x6 garage walls
- *Two exterior 3/4" hose bibs and two GFCI exterior outlets minimum
- *Front yards professionally designed and landscaped with automatic irrigation, concrete edging & sod

Interior Details

- *9' ceiling heights or greater on main floor & upper floor on 2 story homes
- *8' tall solid wood interior doors on main floor & 2 story upper floors, 6'8" tall doors on other floors
- *Fiberglass garage service doors that match style of interior wood doors
- *Choice of Schlage door handsets with sill, hinge & door stop colors to match
- *Choice of Granite or Quartz countertops throughout
- *Canyon Creek stained or painted cabinetry throughout with soft closures & lower rollouts in Kitchen
- *Lighting plan with whole home led lighting & 4 dimmer switches (limited per rendering)
- *Choice of standard electrical toggle switches or Decora switches in 3 color choices
- *Choice of 3 TV & 3 Cat 6 data with 2 optional in wall conduit for elevated TV's (limited per rendering)
- *Choice of laminate or wood flooring in Laundry, Office, Kitchen, Dining, Great Room & main floor hallways
- *Choice of tile in Laundry & Bathrooms
- *Choice of carpet in Bedrooms, Closets, Family Rooms, Bonus Rooms & Staircases
- *60" wide fully stoned Heat n Glo fire place with blower & choice of wood mantel
- *All windows, doors & baseboard fully trimmed out through home in Craftsman style & painted White
- *Hand finish light skiptrowel sheetrock texture with square corners (Garage firetape only)
- *White wood closet systems (per rendering)
- *Insulation minimum values R21 walls, R38 floors & R49 ceilings
- *Garage fully insulated to R19, fire taped sheetrock, sealed smooth concrete floor & LED strip lighting

Owner Initial _____

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Kitchen, Bathroom & Laundry Details

- *Tile floors in bathrooms & laundry with 4" granite backsplash (per rendering)
- *Full Kitchen tile backsplash & LED under cabinet lighting
- *Choice of Elkay undermount Kitchen sink with Moen pullout fixture & garbage disposal
- *Choice of double American Standard undermount sinks in master bath
- *Stainless steel Elkay undermount laundry sink & Moen Arbor pullout fixture
- *Master bath full mudset walk-in tile shower with 1 movable head, 1 fixed head & glass enclosure
- *Choice of Moen® sink, shower & tub plumbing fixtures
- *American Standard® extended height toilets with soft close seats
- *Tub lower w/ full tile surround in main floor guest baths, one piece tub/shower elsewhere (per rendering)
- *Full slab bath mirrors, towel & toilet paper accessories included & colored to hardware selection

Mechanical Equipment & Appliances

- *Single zone Lennox S30 icomfort WIFI thermostat or equivalent
- *Single zone Lennox SL25XPV-048 10+ seer heat pump w EL296UH 96% gas furnace & complete A/C system
- *Return air locations based on floor plan, framing layout & are chosen by contractor
- *Heat & Glow® gas fire place with blower
- *80 gal Ruud® hybrid electric heat pump water heater with soft water loop in mechanical room
- *GE Profile® Stainless PGS930YPFS 30" all gas slide in range with convection
- *GE Profile® Stainless JVM6175YPFS 30" over the range microwave
- *Bosch SHP865ZD5N Stainless dishwasher with 3rd rack
- *GE Profile® Stainless PFE28KYNFS 28 CF French door refrigerator with ice & water
- *Natural Gas & 110V electric stubbed to range, 220V electric only stubbed to dryer
- *Panasonic® whisper quiet ventilation fans in all bathrooms
- *Three 20 Amp 110V garage electrical circuits with rough in infrastructure for 240V car charging circuit
- *Some Whitetail Ridge homes may have pressure sewer ejector pump



See Owner's Customized Plan, Selection Sheet & applicable Edge Homes NW Option Pricing for additional personalized home details.

Standard 1 year from the date of Final Completion State of Washington RCW warranty with optional extended warranties on certain products used. Contractor grades home exterior soil away from home & owner is responsible for drainage of lot outside of homes footprint.

Homes exterior grades & elevations are dictated individually by the lot configuration and contractor is not responsible for importing or exporting fill to improve the lot to owner's specifications. See Whitetail Ridge HOA Covenants Conditions Restrictions for additional neighborhood conditions, restrictions & information.

Owner's Name Print _____ Date _____

Owner's Name Print _____ Date _____

Owner's Name Sign _____ Date _____

Owner's Name Sign _____ Date _____