



WHITETAIL RIDGE STANDARD FEATURES

Edge Homes NW, INC Addendum #1

Exterior Details

- *Zero step front & garage entries where applicable
- *Gray Stamped or Sandwash front and back patio concrete (per rendering)
- *Stone accents street side with Gray cap color (per rendering)
- *Gutter whole home where feasible complimentary color chosen by contractor
- *30 yr. IKO® architectural shingle roofing with continuously vented soffit and ridge cap
- *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 with 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
- *Linear® belt drive garage door opener(s) with exterior keypad and remotes
- *2x6 exterior double wall framing including 2x6 garage walls
- *Two exterior 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 & second 2 story floor, 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
- *Lighting plan with whole home led lighting & dimmer switches (limited per rendering)
- *Choice of electrical toggle switches or Decora switches with standard outlets in 3 color choices
- *Choice of TV & data with optional in wall conduit for elevated TV's (limited per rendering)
- *Choice of LVP 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 fire place & 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 undermount Kitchen sink with pullout fixture & garbage disposal
- *Choice of double undermount sinks in master bath
- *Stainless steel undermount laundry sink & 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 EcoB4 WIFI or better thermostat
- *Single zone 9.5HSPF heat pump with 96% ef gas backup heat & complete air conditioning system
- *Return air locations based on floor plan & framing layout & are chosen by contractor
- *Heat & Glow® 6000 C series gas fire place with blower
- *80 gal Ruud electric heat pump water heater
- *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 laundry and bathrooms
- *Two 20 Amp 110V garage electrical circuits with rough in infrastructure for 240V car charging circuit
- *Soft water loop at HVAC platform



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 _____

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Owner's Name Sign _____ Date _____

Owner's Name Sign _____ Date _____