

Standard Features and Design Requirements (Addendum #4 & #5)

Rev May 20th 2023	Part of the initial agreement		Subject to change without notice
Item Number			
Item # (SKU)	Description	Frame Initial	Final Initials
Section #1	<u>Section #1-True Build Section-</u> The section in yellow below is a set of requirements that make our homes our better!	True Build	
S-TB-1	Ceiling heights-1st floor 10'		XX
S-TB-2	Ceiling heights-2nd floor. 9'		XX
S-TB-3	Wall height basement-9' (concrete slab will likely take up 4" from the wall height)		XX
S-TB-4	Genuine GP, LP or Blue Linx Wood I-Beams instead of 2x12.		XX
S-TB-5	2x6 and 2x8 bottom cord roof truss, instead of 2x4 and 2x6 cord plans		XX
S-TB-6	Basement steel beam instead of wood framing to hold up the home. The stairs area in the basement will have wood framing.		XX
S-TB-7	Poured concrete foundations, instead of cinder block		XX
S-TB-8	Real Tyvec home wrap in instead of generic home wrap or no wrap at all		XX
S-TB-9	Real OSB ply wood instead of Thermo ply.		XX
S-TB-10	Advantech by Huber wood (50 year squeak free guarantee) part of joint effort with the manufacturer instead of OSB.		XX
S-TB-11	FULL Durack and tile to the shower head height. Instead of blue dry wall Durack split.		XX
S-TB-12	Durable pine stairs with carpet. With additional blocking. (upgrade to oak)		
S-TB-13	First floor doors height are 8' (7'8" opening with trim)		XX
S-TB-14	Stoop step as wide as stoop in stead on stoop step 3' wide	XX	
S-TB-15	PVC trim instead of wood trim (extremely low maintenance)	XX	
S-TB-16	Nail, glue with high manufacturers recommended glue. Then screwed down when construction weight is added. Instead of no screws and no glue or generic glue.	XX	
S-TB-17	Third party inspection at frame inspection with extensive checklist that the superintendent and framing foreman must pass.	XX	
S-TB-18	Additional straps above and beyond the recommended straps. This maybe roof or hurricane straps, corner straps or bolts in the base frame cill plate.		XX
S-TB-19	Exterior soffit and facia wood wrapped in maintenance free aluminum (extremely low maintenance)	XX	
S-TB-20	All foundation wall are (about) 8" thick min.		
S-TB-21	Windows are all vinyl-no wood, (extremely low maintenance)		

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<u>Section #2</u>	<u>Section #2-Kitchen</u>		
S-KT-1	7 (seven) recess lights in the kitchen		
S-KT-2	White kitchen cabinets wall 30"	XX	
S-KT-3	White kitchen cabinets base 36"	XX	
S-KT-4	Kitchen 6' glass slider to the outside (single operation slider)		
S-KT-5	Stainless steel dishwasher	XX	
S-KT-6	Stainless steel refrigerator in the kitchen with ice and water in the door.	XX	
S-KT-7	Stainless steel range with built in microwave & built-in, 4 burner electric cook top.	XX	
S-KT-8	Stone poly core (SPC) faux hardwood, in all kitchen/morning room, pantry.	XX	
S-KT-9	Crome single handle faucet with pull out side spray	XX	
S-KT-10	Morning room up to 6 single windows		
S-KT-11	70 sqft max sqft counter tops.		
S-KT-12	Double bowl undermount sink 8" deep sink		
S-KT-13	Outlets and GFI outlets per code.		
S-KT-14	Single garbage disposal		
<u>Section #3</u>	<u>Section #3-Master Bathroom Items</u>		
S-MB-1	Master bathroom has (standard colors) counter tops	XX	
S-MB-2	Recess light above master tub		
S-MB-3	Recess light above the master shower.		
S-MB-4	Dual vanity in the master bathroom		
S-MB-5	All master bath rooms have 4' by 5' separate shower floor w/ seat		XX
S-MB-6	Soaker tub in owners suite range #2 and above, 1 toilet see floor-plan		XX
S-MB-7	Four- 4 bulb Hollywood strip light		
S-MB-8	Mirror over sinks	XX	
S-MB-9	Master floors are SPC-floor standard size any color.	XX	
S-MB-10	Master cabinets are standard builder quality white. (2) 33" cabinets (upgrade to two 36" base with two 36" drawer base)	XX	
<u>Section #4</u>	<u>Section #4 Utility and Mechanical</u>		
S-UM-1	36" to 40" direct vent, gas fireplace in the family room on homes moreRange 2 and above. Fireplace size depends on family room size.		

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S-UM-2	Black slate fireplace surround with white mantel	XX	
S-UM-3	Washer and dryer hook ups. (Range #2 and above will have two laundry hook ups, see floorplans)		
S-UM-4	Outlets, flush mount lights, hall lights, W.I.C. lights, are all included in the standard price per code by the master electrician		
S-UM-5	Smoke detectors in the bedrooms, kitchen, study, basement, near the stairs and other areas.		
S-UM-6	2 minimum carbon detectors. (Or by code)		XX
S-UM-7	14 seer HVAC System, Smaller homes may get a smaller seer.	XX	
S-UM-8	2 Zones, homes under \$350K may get 1 zone. GMV and other large homes may get 3 zones. Code dependent		
S-UM-9	50 gallon hot water heater.	XX	
S-UM-10	Sump pump for the basement		
S-UM-11	2 exterior outlets		
S-UM-12	2 exterior hose bibs		
S-UM-13	1 egress create and latter on existing basement window	XX	
S-UM-14	Low VOC- environmentally sound paint in the entire home	xx	
S-UM-15	Insulation per your local county code		
<u>Section #5</u>	<u>Sect. #5 Bathrooms</u>		
S-BT-1	All other baths outside of owners bath and powder rooms area approximately 5' by 8' total size minimum. Each bath will vary slightly however the basic size is 5' x 8'		
S-BT-2	2' wide by 5' long tubs all bath tubs outside the owners bathroom. (see S-MB-5 for owners bath)		
S-BT-3	Cultured white faux countertops.	xx	
S-BT-4	Pedestal sink in the powder room	XX	
S-BT-5	Bright crome plumbing and electrical fixtures.	XX	
S-BT-6	All baths have 30" to 33" (most cases 33") cultured marble white counter tops. (Upgrade widens to 36") (except powder)	XX	
S-BT-7	Standard size toilets		
<u>Section #6</u>	<u>Sect. #6 Electrical</u>		
S-EL-1	Ceiling fan rough-ins the study		XX
S-EL-2	Ceiling fan rough-ins the owner bedroom		xx
S-EL-3	Ceiling fan rough-ins in the family room		XX
S-EL-4	Cat-3 line in the owner bedroom		XX

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S-EL-5	Cat-3 line in the study		XX
S-EL-6	Coax or other media outlet media room basement		XX
S-EL-7	Chandelier rough-in in the dining room		XX
S-EL-8	Chandelier rough-in in the foyer		XX
S-EL-9	Chandelier rough-in in the morning room (if there is no Morning room the rough-in can not move to another room)		XX
S-EL-10	Two wall light fixtures at the front door.		
S-EL-11	Two wall light fixtures on the garage doors.		
S-EL-12	One light fixture at all rear and side exits.		
<u>Section #7</u>	<u>Sect. #7 Trim, Doors and Windows</u>		
S-DW-1	First floor window size is 2'6"x 6' tall		
S-DW-2	Second floor window size is 3'x 5' tall		
S-DW-3	Each room can have two single windows		
S-DW-4	Owners suite(s) and owners sitting room can have four single windows total; the master closet can have more if the window is standard in the front elevation.		
S-DW-5	5' wide front door, with two doors or one wide door with side light windows. (Unless otherwise noted; entry level homes will have smaller door sizes)		
S-DW-6	Interior doors: 2'6" wide doors most cases, 7'8" tall door (8' door first floor) 6'8" (7' door second floor). 3' wide door at laundry, mechanical and storage rooms.		
S-DW-7	Basement 6' slider glass door to the out side (single operation slider)		
S-DW-8	Second floor door heights are 7' (6'8" oping with trim)		XX
S-DW-9	DC 98 around all interior windows.		
S-DW-10	Arches in the floor plan as shown		XX
S-DW-11	Knee walls in the floor plans as shown		
S-DW-12	Two panel arch top door, hollow interior door.		
<u>Section #8</u>	<u>Sect #8 Exterior and Flooring</u>		
S-EF-1	Vinyl siding on the exterior of the home.	XX	
S-EF-2	Fypon trim with keystone above garage in front load case only.	XX	
S-EF-3	25 year asphalt shingle		
S-EF-4	Stone poly core (SPC) faux hardwood. In all bathrms (see showroom)	XX	
S-EF-5	Stone poly core faux hardwood, in all foyer/powder (see showroom)	XX	

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S-EF-6	Stone poly core faux hardwood, in all laundry rooms (see showroom)	XX	
S-EF-7	Standard grade carpet and pad all other areas. (see showroom)	XX	
S-EF-8	Ridge vent at roof line		
<u>Addendum #5</u>			
<u>Addendum #5 Basement (lower level)</u>			
S-BM-1	4 basement windows		
S-BM-2	Basement window size is 36" x 56"		
S-BM-3	Finished space the majority of the lower level except the mechanical area.	XX	
S-BM-4	5 rooms maximum with a bathroom totaling 6. Major rooms are the Rec Room, Media, Gym, Office, Bedroom.		
S-BM-5	Paint and drywall as 1st and second floor		
S-BM-6	Pine and carpeted stairs.		
S-BM-7	Basement up to five walk-in closets		
S-BM-8	Standard builder grade pad under. (see showroom)		
S-BM-9	Under the stairs is a non-walk-in closet		
S-BM-10	Standard carpet (see showroom)		
S-BM-11	SPC floors bathroom (see showroom)		
S-BM-12			
S-BM-13	Number of baths depends on plan and number of standard features however bathrooms in the basement can not get more than two,		
S-BM-14	See section # 7 for doors		
S-BM-15	See section #5 for bath		
S-BM-16	Media room will have 1 Co-ax TV line		
S-BM-17	Mechanical room floor drain		
S-BM-18	Column wrap structural column		
S-BM-19	Per your local county code -insulation in your basement walls over concrete.		
S-BM-20	10" x 20" footer under concrete wall (or per code)		
S-BM-21	For wall height the walls see above section #1		
S-BM-22	All foundation walls are (about) 8" thick		