

Summertree Homes, Inc.
Standard Features
Timber Series

GRADING AND LOT PREPARATION

- A All home-sites will be graded in accordance with the engineer's grading plan and/or plot plan, and to meet applicable building codes and requirements.
- B Installation of retaining walls, French Drains, Swales, Berms, excavation, or elevation changes will be done at the Seller's sole discretion in order to meet site conditions and applicable codes.

FOUNDATION AND FLATWORK

- A Engineered foundation system.
- B Concrete lead walk from driveway to front door.
- C Concrete Patio, per plan.
- D Borate Termite Pre-Treatment applied.
- E Taexx built in pest control system

FRAMING/CORNICE

- A Treated sole plates at exterior walls installed with sill sealer.
- B 16" o.c. studs at exterior and interior bearing walls.
- C Engineered roof system.
- D 8' flat ceilings, optional vaults, per plan.
- E Engineered floor framing system using pre-fabricated floor trusses with 3/4" tongue and groove sub-floor (two story plans) glued and nailed.
- F Hardboard exterior soffit and fascia.
- G Passive attic ventilation.

ROOFING

- A 7/16 o.s.b. roof decking or equivalent.
- B Dimensional architectural asphalt/fiberglass shingles, or concrete tile roof based on minimum subdivision requirements.
- C Minimum underlayment ASTM type 15.

STUCCO

- A 100% synthetic, two coat, hand applied Stucco System with Proflex Elastomeric Finish in a sand finish.
- B Architectural pop-outs per plan.

PLUMBING

- A Pex service line to house.
- B Pex water lines in home with copper stub outs at fixtures.
- C PVC or ABS soil and waste lines.
- D Anti-siphon exterior hose bib at front and rear of house, per plan.
- E Sprinkler stub out at front and rear of house, per plan.
- F Recessed icemaker valve at refrigerator location.
- G Gas plumbing to include: a) Forced air furnace, b) One 50 gallon water heater. Placement subject to change at builder discretion. c) Range.

WINDOWS

- A Non-divided light, Low-e, double glazed, white, or almond frame, vinyl windows.
- B Screens included on all operable windows.

ELECTRICAL

- A Interior copper wiring to 110v and 220v outlets.
- B Switched outlets at Family Room (or Living Room, per plan).
- C White rocker switches with tamper-proof receptacles and cover plates.
- D All light fixture locations shown on plans (including recessed) may vary due to framing members or code issues.
- E Pre-wire for garage door opener.
- F 220 volt to dryer.
- G Switched outlet under the sink for the disposal.
- H Kitchen, baths, and garage are on GFI circuits. All other circuits are arc-fault protected.
- I Dedicated arc-fault protected circuit over the range for microwave.
- J Wired for one all-weather 110-volt GFI outlet at front and rear of the home, per plan.
- K Wired for one exterior light at front and rear entrances.
- L 2 Telephone outlets.
- M 2 Cable TV outlets.
- N Doorbell Installed.
- O Smoke detectors installed, per code.
- P Attic light installed, per code.
- Q Exhaust fans installed in baths and utility rooms, per plan.
- R Minimum 100 amp service.
- S Electrical service panel boxes located, per code. Secondary panel boxes may be located in bedrooms or hallways at Seller's sole discretion.
- T Utility service lines will be provided to the home via shortest run possible.
- U Conduit for future solar panels, per code.
- V Photo-cell installed for exterior light(s) at front of home, per code.
- W Dedicated outlet in garage for irrigation timer.
- X Pre-wire for front yard irrigation system.
- Y Alarm pre-wire at all windows and doors.

HEATING AND AIR CONDITIONING

- A Central gas forced air heating system. Placement subject to change at builder discretion.
- B 13 SEER Refrigerated air conditioning system, or evaporative cooling based on the community.
- C Single zone heating/cooling systems, per plan.
- D Non-programmable digital thermostat.
- E Refrigerated A/C condensing unit to be located at Seller's sole discretion.

INSULATION

- A R-13 Batt insulation in 2x4 exterior walls, per plan.
- B R-19 Batt insulation in 2x6 exterior walls, per plan.
- C R-30 Blown/Batt in attic ceilings, per plan.
- D R-19 Batt insulation in second story floors over unconditioned areas.
- E Foam seal energy saver package at all exterior penetrations, doors, windows, and outlets.
- F Weather strip around all exterior doors.

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DRYWALL FINISH

- A Spray-on, Knock-down texture on walls.
- B Brocade ceiling texture in all living areas.
- C Textured porch and patio ceilings.
- D Rounded wall corner bead accents in main areas (excluding windows and doors).
- E Garage walls and ceilings are sheet rocked and taped only.

DOORS

- A Raised panel, fiberglass insulated front door.
- B Textured hardboard interior doors.
- C Double-glazed, insulated, Low-e, vinyl sliding patio door(s), or Low-e full glass atrium doors per plan.
- D Solid core hardboard door from home to garage.
- E Steel raised panel, sectional, non-insulated, garage door (no glass).

DOOR HARDWARE

- A Single key deadbolt locks on exterior swing doors.
- B Ball type Brushed Chrome look front door exterior knob.
- C Ball type Brushed Chrome look interior door knobs.
- D Privacy locks on bedrooms and bath doors.
- E 4" black address numbers on exterior of garage.

INTERIOR TRIM

- A 2 1/4" finger jointed door trim.
- B 2 1/4" finger jointed base trim throughout.
- C Painted composite wood shelving with one metal rod, where applicable. All shelves 12" deep. Master Closet, Linen and pantry closets to have 4 shelves, per plan.
- D Utility room receives one shelf above washer and dryer.

STAIRS

- A Handrail attached to wall.
- B Carpeted treads and risers.
- C Brushed Chrome look handrail brackets.

CABINETS

- A Drop panel oak or birch door kitchen cabinets with concealed hinges, and matching drawer fronts.
- B Drawer locations and cabinet configuration vary by selected package.
- C Bath cabinets same style and color as kitchen cabinets.

PAINTING

- A Semi-gloss paint at all wet areas, trim and doors.
- B Touch up kit provided at completion of home.
Touch up kit provided at completion of home.

FLOORING

- A Kitchen, Nook, Master bath water closet, guest bath, and Utility room to receive one style and color vinyl flooring.
- B Carpeted areas will receive plush, stain resistant carpet over 7/16", 5.5# rebar pad.
- C Tile Flooring in entry/foyer, per plan.

LIGHTING

- A A coordinated Brushed Chrome light package will be installed in each home.
- B Light fixtures above bath basins will be chrome.
- C Two bulb fluorescent light in kitchen, per plan.
- D Switched ceiling light fixture in all bedrooms, braced for fan.
- E Switched light fixture for utility room, and walk-in closets.
- F One exterior light fixture at front and rear of home.
- G Photo-cell on front fixture(s), per code.
- H Compact Fluorescent light bulbs, per code.

KITCHEN

- A Post-formed laminate countertop and back-splash.
- B Vinyl flooring (same style and color as balance of home).
- C 6" deep stainless steel kitchen sink.
- D Brand Name chrome dual handle kitchen faucet, without sprayer.
- E Quality kitchen appliance package including: Gas range, range hood, dishwasher, and disposal.

MASTER BATH

- A Brand name chrome dual acrylic handle faucet.
- B Brand name chrome lever pressure balancing tub/shower valve.
- C Brand name 5' white tub/shower unit with 3 piece fiberglass wall panels.
- D Post-formed laminate vanity top with single drop-in basin.
- E Brand name low flow round front white commode.
- F Chrome towel and tissue accessories.
- G Large mirror above vanity.
- H Carpet or vinyl flooring per plan (same style and color as balance of home). Vinyl in commode area.

POWDER BATH (no tub or shower)

- A Brand name dual acrylic handle faucet.
- B Brand name low flow round front white commode.
- C Brand name pedestal sink with oval mirror above.
- D Chrome towel and tissue accessories.
- E Vinyl flooring (same style and balance of home).

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Touch up kit provided at completion of home.

SECONDARY BATH

- A Brand name chrome dual acrylic handle faucet.
- B Brand name chrome lever pressure balancing tub/shower valve.
- C Brand name 5' white tub/shower unit with 3 piece fiberglass wall panels.
- D Post-formed laminate vanity top with single drop in basin.
- E Brand name low flow round front white commode.
- F Chrome towel and tissue accessories.
- G Large mirror above vanity.
- H Vinyl Flooring (same style and color as balance of home) per plan.

MISCELLANEOUS

- A Garage sizes vary per plan. Garages may not accommodate all sizes of vehicles. Placement of water heater and furnace may affect depth of one or more garage bays.
- B Front yard Xeriscape landscaping with automatic irrigation system per master landscape plan.
- C Concrete Block rear and side yard walls (color and tone may vary) shall be approximately seven courses tall from top of the footing (approximately six courses exposed on high side) and may vary in height according to grade change. Side and rear walls are common to adjacent property. Seller reserves the right to utilize existing/adjacent walls to enclose above areas. Block walls and tubular steel gate are intended to provide a defined rear yard area, but are not intended to provide complete privacy, security, or protection.
- D Side yard concrete block walls will be constructed approximately 5' from the rear of the house.
- E Gate shall be constructed of tubular steel, painted black.

EXCEPTIONS

- A Features shown on the blueprint or rendering may be different from the features listed and included in this addendum. Should any discrepancy exist, this addendum will override the prints and rendering as the home is priced based on the features listed herein.
- B All features and materials listed in this addendum will be supplied from Seller's vendor at Seller's sole discretion.
- C Model and inventory homes may reflect upgraded features not included in this addendum.
- D In all instances, any substitution of method or product will have equal or better quality than that shown in our other homes. Since such substitutions or changes may become necessary due to matters outside of our control, we reserve the right to make them without notification or buyer approval.
- E Upon completion of color appointment, color changes will not be permitted.

Buyer Date

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