

ADDENDUM "B"
STANDARD FEATURES

DESIGN FEATURES

- Tile flooring, 17"x17", in Foyer, Kitchen, all Baths, & Utility room
- Spanish lace finish on all ceilings, walls with orange peel finish
- Elegant 3-1/4" OG baseboard throughout
- High quality stain-resistant plush Level one carpet & 6 lb. pad in all living areas & bedrooms
- Two-panel interior passage doors with Kwikset® hardware
- Ventilated closet shelving
- Quality Sherwin William interior paint (one color).
- Decorative light fixture package for Foyer, Dining Area, all Baths
- Architecturally specified LED lighting & Rocker switches
- Pre-wire & support for ceiling fans in Great Room & all Bedrooms

KITCHEN FEATURES

- Open kitchens with large, convenient food preparation & eating island (per plan)
- Premium Wood cabinets & decorative hardware, throughout house (per plan) 42" upper cabinets
- Quartz, level one included
- Deep bowl stainless steel undermount sink with Moen® faucet in Chrome
- Whirlpool electric stainless-steel appliances - range with self-cleaning oven, dishwasher, built-in microwave.
- Icemaker water supply line with shut-off valve
- Architecturally specified LED lighting
- Garbage disposal 1/3 HP Continuous Feed Garbage Disposal

BATHROOMS

- Large dressing mirrors over each vanity
- Quartz, Level one included
- Master bath tiled shower surround with coordinating Level one 13x13 ceramic tile & chrome framed glass enclosure & 17x17 ceramic floor tile
- Secondary baths with built-in acrylic tub with Level one ceramic wall tile & 17"x17" ceramic floor tile
- All bathrooms with chrome Moen® plumbing fixtures & white rectangular undermount sinks, tubs & elongated low flush toilets
- Freestanding white pedestal sink in all half baths
- Exhaust fans in all bathrooms

AUTOMATION & SECURITY FEATURES

- Security system pre-wire (1st floor) & dead bolt locks on all exterior doors
- Tempered safety glass in sliding glass doors
- Smoke & carbon monoxide detectors in sleeping areas hard wired for greater protection
- GFI electrical circuits in wet areas, exterior and garage

ENERGY EFFICIENCY

- **Energy-efficient 15 SEER A/C unit with programmable thermostat**
- **R-38 blown-in Insulation for increased energy efficiency**
- R-11 batts in all knee walls and exterior frame walls
- Energy efficient 40-gallon electric hot water heater
- Double-pane Low-E White windows and sliding glass doors
- 16" roof overhang

EXTERIOR FEATURES

- Architecturally specified exterior color palettes
- 30-year Class "A" dimensional fungus resistant asphalt shingles
- **Outside hose bibs at front and rear of home**
- **Weatherproof electrical receptacles at front and rear of home**
- White Aluminum soffit and fascia
- **9' Wide Steel garage door with wind load package**
- Fully sodded, irrigated lot
- Professionally designed landscaping package
- **Garage door opener with two remotes**

GENERAL CONSTRUCTION

- All plans sealed by a structural engineer
- Boracare termite treatment
- Steel reinforced foundation for stability
- Control joints in slab to control stress cracks
- Concrete block wall construction for durability per code
- Professionally engineered roof trussing anchored with hurricane steel straps
- Pressure treated lumber at contact with masonry
- CPVC Gold Bond water lines under slab
- 200 AMP electrical service with copper wiring
- Concrete block wall (first floor)
- Wood framing at 16" centers on all framed walls
- 3/4" tongue and groove subfloor (second floor)
- Polycel thermal sealant around all windows and exterior doors to reduce air infiltration
- Drapery support behind drywall at doors and windows

CUSTOMER CARE

- Experienced dedicated team of professionals to serve you
- 2-10 Home Buyer Warranty transferable upon sale of home for up to 10 years

Features may include optional upgrades and may not be available on all homes. Square footage numbers are approximate and are subject to change without notice. Prices, specifications and availability subject to change without notice.

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Customer:
 Community: Laurel Bay
 Lot:

Seller Initial: _____
 Seller Initial: _____

Purchaser Initial: _____
 Purchaser Initial: _____