

AMERICAN HOMESMITH LLC
ADDENDUM A
STANDARD HOME FEATURES – Kings Harbor Phase II

EXTERIOR FEATURES

- BRICK OR STONE ACCENTS, FRONT ONLY
- LOW MAINTENANCE VINYL SIDING
- SPACIOUS GARAGES W/ GARAGE DOOR OPENER
- CUSTOM NEIGHBORHOOD MAILBOX
- 25 YEAR SHINGLES
- PROFESSIONAL LANDSCAPING PACKAGE INCLUDES FOUNDATION PLANTING
- FRONT YARD SOD (SEED THE REMAINDER)
- BRUSHED NICKIL LOCKSET WITH DEADBOLTS ON ALL EXTERIOR DOORS.
- CONCRETE DRIVEWAY AND FRONT WALK
- PATIOS 10 X 12
- FIBERGLASS INSULATED FRONT DOOR WITH GLASS
- VINYL, SINGLE HUNG, INSULATED TILT WINDOWS WITH INTEGRATED WINDOW GRILLS & SCREENS
- FROST FREE HOSEBIBS & ELECTRICAL RECEPTACLES AT FRONT AND REAR.
- CONCRETE REINFORCED FOUNDATIONS
- 2 FLOOD LIGHTS IN REAR
- 5" OGEE STYLE GUTTERS WITH BAKED WHITE ENAMEL FINISH (FRONT ONLY)

INTERIOR FEATURES

- 9 FOOT CEILINGS FIRST & SECOND FLOOR (PER PLAN)
- SECURITY SYSTEM PRE-WIRE
- WALK UP ATTICS TO HAVE 8 FT CEILINGS (PER PLAN)
- SMOOTH CEILINGS THROUGHOUT
- CERAMIC TILE IN LAUNDRY ROOM
- FIRST FLOOR HARDWOOD FLOORING, EXCLUDING FAMILY ROOM AND BEDROOMS (TO BE CARPETED)
- HARDWOOD FLOOR, CAN BE ENGINEERED HARDWOOD OR LAMINATE HARDWOOD
- LUXURIOUS CARPET WITH BUYER'S CHOICE OF SELECTED COLORS WITH 6 LB PAD
- INTERIOR WALL PAINT IN BUYER'S CHOICE OF SELECTED COLOR
- INTERIOR TRIM COLOR IN SEMIGLOSS FINISH
- VAULTED AND CATHEDRAL CEILINGS (PER PLAN)
- TREY CEILINGS IN DINING ROOM AND MASTER BEDROOM
- 2 PIECE CHAIR RAIL IN DINING ROOM
- DECORATOR LIGHT FIXTURES
- 2 ¼" CASING
- 5 ¼" BASEBOARD
- ¾" SUBFLOOR NAILED AND GLUED TO FLOOR SYSTEM (2ND FLOOR ONLY)
- VENTILATED CLOSET SHELVING SYSTEM
- CEILING FAN PREWIRES IN ALL BEDROOMS & BONUS ROOM PER PLAN
- ARCHED TWO PANEL BEAD INTERIOR DOORS WITH BRUSHED NICKIL HARDWARE
- VENTILATED UTILITY SHELF ABOVE WASHER/DRYER
- FIREPLACE WITH GAS LOGS (PROPANE)

DELUXE KITCHEN

- STAINLESS STEEL APPLIANCE PACKAGE WHICH INCLUDES SMOOTH TOP RANGE WITH DOUBLE OVEN, OVER-THE-RANGE MICROWAVE AND DISHWASHER

- DESIGNER BRUSHED NICKIL PLUMBING FIXTURES
- RECESSED ICEMAKER WATER LINE CONNECTION
- FLAT PANEL STAGGERED KITCHEN CABINETS WITH DECORATIVE CROWN MOLDING AND LAMINATE COUNTERTOPS
- TILE BACKSPLASH
- RECESSED LIGHTING AND CABINET UNDERCOUNTER LIGHTING
- HARDWOOD FLOORING IN KITCHEN & BREAKFAST NOOK
- SPACIOUS & SUNNY BREAKFAST NOOKS (PER PLAN)
- 6" STAINLESS STEEL SINK WITH PULL OUT SPRAYER

BATHROOM FEATURES

- MASTER BATH SEPARATE DROP IN GARDEN TUB WITH TILE SURROUND AND FIBERGLASS SHOWER BASE
- EASY CLEAN ONE-PIECE TUB/SHOWER COMBINATION IN COMMON BATH
- CULTURED MARBLE COUNTERTOPS
- FLAT PANEL CABINETS
- FULL-VIEW PLATE GLASS MIRRORS
- CERAMIC TILE FLOORING IN THE MASTER AND SECONDARY BATHROOMS, SOME PLANS WILL HAVE 1ST FLOOR BATHS IN HARDWOOD FLOORING.
- CHROME PLUMBING FIXTURES
- BRUSHED NICKIL BATH ACCESSORIES

ENERGY SAVING FEATURES

- 14 SEER ENERGY EFFICIENT HEAT PUMP
- PROFESSIONALLY ENGINEERED INSULATION SYSTEM INCLUDES COMPOSITE R-VALUES OF R-30 IN CEILINGS, R -13 IN WALLS
- ENERGY EFFICIENT 50 GALLON ELECTRIC WATER HEATER
- DIGITAL THERMOSTATS
- CEILING FANS IN FAMILY ROOM, MASTER BEDROOM AND BONUS ROOMS, EXCLUDES LOFTS (PER PLAN)

CUSTOMER CARE

- NEW HOME CLOSING ORIENTATION
- QBW HOME WARRANTY
- COMPREHENSIVE QUALITY ASSURANCE PROGRAM
- FIRST FULL YEAR BUILDERS WARRANTY

NOTE: THE SELLER RESERVES THE RIGHT TO MAKE SUBSTITUTIONS IN PRODUCTS AND MATERIALS OF EQUAL OR BETTER QUALITY WHEN DEEMED NECESSARY BY BUILDER, IN ITS SOLE DISCRETION. THE INFORMATION ABOVE MAY CHANGE WITHOUT NOTICE PRIOR TO A FULLY EXECUTED CONTRACT. ALL UPGRADES CHARGES, COSTS AND EXPENSES SHALL BE PAID AT THE TIME OF ISSUANCE OF CHANGE ORDER. SAID UPGRADE CHARGES, COSTS AND EXPENSES ARE NON-REFUNDABLE FOREITABLE EXPENCES AND SHALL NOT BE REFUNDED TO BUYER UNDER ANY CIRCUMSTANCES.

Contracts after: 07/20/2012 Buyer: _____ / _____.

Seller: _____

Subject to change without notice