



Liberty View Estates

Standard Features

Addendum II to Purchase and Sale Agreement Specifications for Liberty View Estates. Attached to and made part of Earnest Money Agreement for the purchase of Lot _____ in the plat of Liberty View Estates dated: _____, between Seller, HC Homes and Buyers _____

- Framing** 2x6 exterior framing. Energy and resource efficient framing techniques.

- Siding** Allura siding with 50-year warranty.

- Windows** Lindsay windows energy efficient with Black vinyl frames. Modern 4 panel sliding glass door between Great Room to deck (per plan). 6' sliding glass doors from Dining room to back patio (per plan).

- Roofing** Laminated limited lifetime warranty architectural roof. Color: Black. Metal roofing accents.

- Gutters** 5" K-line color match gutters with 2x3 aluminum downspouts.

- Exterior Stone** Stone/brick accents on columns and/or garage per plan.

- Exterior Paint** Custom paint schemes.

- Concrete Flatwork** Exposed aggregate concrete walkways, driveway and patio. Covered front porch.

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Drywall Builders standard orange peel. 8, 9 and 18 foot ceiling heights per plan.
Garage sheetrock and fire taped walls and ceiling per code.
Full wood wrap on select windows and Main floor (high windows on the main floor will be sheetrock wrapped).

Electrical White switches, boxes, outlets and recessed cans per code.
Pre-wired for garage door opener.
In wall tubing for component to T.V. connections inside and coax to exterior deck.
All interior and exterior light fixtures from builders standard specs.
Ceiling fan w/out light per Designer in Family room.
Pre-wire for phone locations: Kitchen, Den, Bedrooms, Multi-gen Kitchen.
Pre-wire for T.V. locations: Family room, Bedrooms, Bonus room, multi-gen family room.
Can lights in the Kitchen with pendent lights over island.
Pre-wired for communication HUB.
Electric vehicle charging station located in main garage only (not multi-gen garage)

Exterior Doors Front door to be fiberglass raised panel with window.

Fireplaces Great room to have a 41" builders standard gas fireplace. Outdoor living area to have a builder standard stainless 42" gas fireplace. All with log set and stacked stone surround.

Furnace/HWT Two 2 ton day and night air handlers/heat pumps, located in an interior space. Programmable thermostats and white registers. 65-gallon electric heat pump hot water tank

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Garage Doors	3 car garage. 16x8 and 9x8 vinyl backed garage doors (per plan). Pre-wired for garage door openers.
Insulation	Per code.
Appliances	<p>All appliances to be stainless steel Frigidaire (except gas range, hood).</p> <p>Built in electric wall oven</p> <p>Built -in Microwave above electric wall oven</p> <p>2 Dishwashers in kitchen island</p> <p>Deluxe side-by-side Refrigerator/freezer combo Frigidaire</p> <p>Propane range and hood to be 48" Zline</p>
Cabinets	Custom built beech cabinets. Kitchen to include flat stock crown molding and white cabinets on the perimeter only. Pulls on select cabinets. Soft close doors and drawers. Custom built shelving in pantry to match cabinet package. Extensive cabinetry & back-pack nook at mudroom.
Closet Shelving	Custom painted shelving throughout from builder standard spec
Door Hardware	Schlage black lever door handles.
Bath Hardware	Black towel ring and/or towel bars. Toilet paper roll holder at all toilets.
Painting	Wall/ceiling color from Builders standard specs.
Millwork/Interior	<p>Interior doors to be 3 panel smooth surface and finished to match white millwork. 8' tall on Main floor only (per plan).</p> <p>White pre-finished millwork.</p>

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Wood wrapped windows in the Great room, Dining room, Kitchen and Master bedroom. Painted window still and apron on all remaining windows. High windows sheet rocked.

Stair handrail to be stained to match cabinets.

Entertainment center in Great room to be stained to match Kitchen cabinets.

- Stairway Square black metal spindle rails on Stairways (per plan).
- Mirrors/Shower Clear tempered glass shower door with black handle and hinge (per plan). Wood wrapped mirrors in the bathrooms stained to match cabinets.
- Plumbing-Kitchen Single bowl farm sink with single handle faucet.
- Plumbing-Main Bath Shower/tub to be MAAX fiberglass enclosure with Moen black shower valve. White porcelain sinks with Moen black faucet. Toilet to be Gerber round with slow close seat.
- Plumbing-Primary Curbed tile shower with Moen black shower valve. White porcelain semi-vessel sinks with Moen black faucet. Toilet to be Gerber round with slow close seat. Builders standard freestanding tub with black faucet.
- Plumbing-Powder Porcelain undermount sink with Moen black faucet. Toilet to be Gerber round with slow close seat.
- Plumbing-Laundry Rough in for auto washer with trim. Cabinet with laundry sink. Multi-gen upper cabinets only.
- Plumbing – Garage Pre-plumbed for dog wash (per plan)
- Flooring Engineered hardwood at Entry, Great, Kitchen/Dining, Powder, mudroom & Multi-gen entry, dining & great room.
Tile at Master bath, Main bath, and Laundry.
Carpet at stairs, all Bedrooms, and office.

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Tile & Quartz

Quartz countertop at Kitchen & Island (island to have quartz waterfall) with full tile backsplash.

Quartz countertops at all bathrooms with tile backsplash 4" +/- high.

Landscaping

Front yard landscaping to include grass and bark border. Backyard to be landscaped for the first 20ft +/- per Builders discretion. Backyard to be partially fenced. Fencing includes 20ft past the back corner of the home, on the sides only, not across the rear. No irrigation.

In a continuous effort to balance market demands for quality and affordability, the builder of this property reserves the right to change plan specifications, prices and availability without notice.

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