

Homes by Kim Brooks, Inc.

Standard Features

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.
- C 25' - 50' Setback

FOUNDATION AND FLATWORK

- A 3000 PSI Concrete Slab with Wire Mesh
- B 3000 PSI Concrete lead walk, driveway, and sidewalk
- C 3000 PSI Concrete Patio, per plan.
- D Frame Stage Borate Termite Treatment applied.
- E Taexx built in pest control system

FRAMING/CORNICE

- A Treated sole plates at exterior walls installed with sill sealer.
- B 2x6, 24" O.C. studs, Exterior Walls, 100% OSB Sheathing (Excpet on Some Gable Ends)
- C Engineered roof truss system.
- D Wall Bracing Per Engineered Wall Brace Plan
- E Hardboard exterior soffit and fascia.
- F Passive attic ventilation.

ROOFING

- A 7/16 OSB roof decking or equivalent.
- B Concrete tile roof on pitched roof plans
- C Palisade Synthetic Underlayment on Pitched roof plans
- D TPO Roofing on Flat roof plans
- E Fanfold, 60 mil TPO, Mechanically Fastened, 1/3rd Ice Shield on top of Parapet wall and Z-Stop on interior of parapet wall

STUCCO

- A Synthetic, two coat, hand applied Stucco System in a sand finish. One Color

WINDOWS AND DOORS

- A Non-divided light, Low-e, double glazed, white, or Almond frame, vinyl windows.
- B Screens included on all operable windows and Sliding Glass doors
- C Double-glazed, insulated, Low-e, vinyl sliding patio door(s), or Low-e full glass atrium doors per plan.
- D 2 Panel Square Raised, Hollow Core, Paint Grade Interior Doors
- E 8' Tall Raised panel, fiberglass insulated front door.
- F Solid, Fire Rated Door to match interior doors from Garage to interior of home, with spring loaded hinge

DOOR HARDWARE

- A Single key deadbolt locks on exterior swing doors.
- B Brushed Chrome look front door exterior levers.
- C Brushed Chrome look interior door levers.
- D Privacy locks on bedrooms and bath doors.
- E Metal Closet Rods with Metal Angle Brackets

ELECTRICAL

- A Interior copper wiring to 110v and 220v outlets.
- B White rocker switches with tamper-proof receptacles and cover plates.
- C All light fixture locations shown on plans (including recessed) may vary due to framing members or code issues.
- D Pre-wire for garage door opener.
- E 220 volt to dryer.
- F Switched outlet for the disposal.
- G Surface Mount LED Lighting per Plan
- H 3 Exterior Lights at Garage
- I 2 Telephone outlets.
- J 1 Cable outlet in Each Bedroom, and 1 in Living room
- K Doorbell Installed.
- L Smoke detectors installed, per code.
- M Attic light installed (Where Applicable), per code.
- N Exhaust fans installed in baths and utility rooms, per plan.
- O Minimum 150 amp service.
- P Electrical service panel boxes located, per code. Secondary panel boxes may be located in bedrooms or hallways at Seller's sole discretion.
- Q Utility service lines will be provided to the home via shortest run possible.
- R Dedicated outlet in garage for irrigation timer.
- S Pre-wire for front and rear yard irrigation system.
- T Electric Vehicle (EV) Rough In in Garage

INSULATION

- A R-24 Blowin In Fiberglass Insulation on Exterior walls and FireWall
- C R-60 Blown in Fiberglass Insulation in Ceilings of Heated area
- 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.
- G 2" Rigid Insulation around Foundation
- H 1" Rigid Exterior Foam Insulation on Exterior of Home

COUNTERTOPS

- A ALLOWANCE for Solid Surface (Granite/Quartz) Countertops per plan

MIRRORS, SHOWER DOORS, BATH ACCESSORIES

- A Brushed Chrome look Bath accessories (TP Holder, Towel, bars/rings, Shower Rods) per plan
- B Frameless Mirrors to match vanity size
- C Brushed Chrome Look Master Shower Clear Glass door Enclosure, with Frame

DRYWALL FINISH

- A Spray-on, Knock-down texture on walls.
- B Brocade ceiling texture in all living areas.
- C Square or Rounded wall corner bead accents in main areas (excluding doors).
- D All Windows have Square Bead

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Buyer Initials _____ Buyer Initials _____

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PLUMBING

- A Pex service line to house for City Water
- B Pex water lines in home with copper stub outs at fixtures.
- C PVC or ABS soil and waste lines, for City Sewer, Septic Tank is at additional Charge
- D Anti-siphon exterior hose bibs 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 Tankless water heater. Placement subject to change at builder discretion. c) Range.
- H Tankless Water Heater with Recirculating Hot Water
- I Moen Single Handle Kitchen Faucet
- J Moen Eva Chrome Faucets in Baths (Lavs/Showers/Tubs)
- K Free Standing Fiberglass or equivalent Garden Tub in Master Bath
- L White Porcelain over steel tub in secondary bath(s)
- M ALLOWANCE for Tile Surrounds and Master Shower Pan in All Bathrooms
- N Comfort Height, Elongated Commodes in all Baths
- O Double Vanity in Master Bath Per Plan
- P Undermount Stainless steel Kitchen Sink
- Q Undermount Rectangle Porcelain sinks in the Baths

HEATING AND AIR CONDITIONING

- A Central gas forced air heating system. Placement subject to change at builder discretion.
- B 16 SEER Refrigerated air conditioning system
- C 96% High Efficiency Furnaces
- D Single or dual zone heating/cooling systems, per plan.
- E Programmable digital thermostat(s).
- F Refrigerated A/C condensing unit to be located at Seller's sole discretion.

GARAGE

- A 2 or 3 Car Garage (Per Plan)
- B Steel, Non-Insulated Garage doors, No Windows (16x8 on 2 Car door, 8x8 on Single Car Door)
- C Garage walls and ceilings are sheet rocked and taped only
- D Smooth Concrete Finish with Control Joints
- E Raised Concrete Stoop
- F Garage door openers with Remotes included on each overhead garage door

PAINTING

- A Eggshell Sheen Paint Throughout Home
- B 2 Tone Paint (Trim and Doors One Color, Walls/Ceilings One Color)
- C One Color Exterior Paint
- D Touch up kit provided at completion of home.

INTERIOR TRIM

- A 2 1/4" Flat Door Casing with Eased Edge, MDF, Painted.
- B 2 1/4" Flat baseboard with eased edge throughout, MDF.
- C Painted composite 12" deep wood shelving in Closets, Linen Closets, and Pantry per Plan

FLOORING

- A ALLOWANCE for All flooring per plan, With One Meeting at flooring Company with a Interior Designer

LIGHTING

- A ALLOWANCE for All Lighting per plan, With One Meeting at lighting store

CABINETS

- A ALLOWANCE for Cabinets Per Plan, with One meeting at Cabinet Company for selection

APPLIANCES

- A ALLOWANCE for Appliances with One Meeting at Builder's Source Appliance Store

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 Landscaping: 2 Trees, 3 Bushes with Automatic Timer and Drip System
- C Septic Systems are not included in Base Price and will additionally be priced per home
- D Utility availability can vary from home site to homes site and additional costs may be incurred once known.

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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