Evergreen State Builders
Building Homes of Quality, Value and Style.
Standard Features Addendum

This addendum is attached to and made part of the Agreement of _____ between **Evergreen State Builders LLC** (SELLER) and _____ (BUYER) for the purchase of the home to be built on Lot # _____ of Falling Water.

Model homes and display renderings include samples of available options for display and demonstration. Only the items listed here are included in the price of the home. Buyer to verify all features in their selected home to their satisfaction. Features may change slightly from home to home.

Construction: Double wall with 2X6 Exterior and 2X4 Interior framing. 9 Foot ceilings on main floor. Cement fiber board lap siding on side back and front. Shake and Brick accents on front elevations at HOA discretion.

Roofing: Architectural Composition

Windows: Low E vinyl windows with grids on front elevations. Full wrap on main floor. Sill and Apron upper floor. White 2" faux wood blinds. screens provided for opening windows. None on slider

Exterior: Exposed aggregate driveways, patios & walkways. Patio 12 x 18. 2 hose bibs. Complete yard landscaping with irrigation, rear yards seeded or sod depending on season. Rear yards fenced with 6' cedar fence. To rear of home and ACC guidelines

Dry Wall: Square corners throughout. Garage sheet rocked and taped.

Cabinets: Beech wood, shaker heritage series with knob pulls and crown molding. Black accent strip is an upgrade. Lower cabinet in Laundry room

Doors: Painted raised panel interior doors per plan. Glass Double doors in study/den per plan.
Insulated raised panel fiberglass exterior doors with glass inserts. Bronze interior & exterior hardware .

Millwork: : White painted 5" flat stock base. 4" flat stock casings and 6" headers with bead and crown around door ways. Crown molding and wainscoting; Entry, Entry hall, Den, Dining and formal living room. Per plan.

Flooring:
Pre-finished Hardwood: Entry, kitchen nook & powder (per plan)

Carpet: Dining Room, Living Room, Great Room, Family Room, Study, Stairs, Bedrooms, Bonus Rooms, Closets. Vinyl: Main bath. Utility Room.

Fireplace: 36 inch gas fireplace with tile Surround and custom wood mantle.

Plumbing: Kitchen: 33x22, 4 hole Double sink. Stainless, pull out faucet. Powder Room: China white pedestal or vanity & sink per plan. Master Bathroom: China white vanity/sink per plan. Faucets: Chrome. Utility sink in base cabinet per plan.

Wiring: Pre-wired for Garage door openers. 4 Cable Outlets, 4 Phone Outlets.

Lighting: Design Selected; Bronze

Kitchen: Granite Tile countertops and edge with full height slate back splash with granite accents.

Appliances: Whirlpool, Stainless, Oven/Range Combo, Microwave Hood, Dishwasher, Plumbed for ice maker

Main Bath: Laminate counter top with 4" tile back splash. 2" tile surround around Tub/shower

Master Bath: Tile counter tops, Tile floors. 4" Tile backsplash. 5 Piece with separate shower and soaking tub and double sink vanity. 2" tile surround around shower

Heat & Hot Water: 50 Gallon, Gas Hot Water. Forced Air Gas Furnace

Warranty: HBW 2-10 Warranty

Options: Design Consultant provided to help personalize home.

_____ _____
BUYER DATE

_____ _____
BUYER DATE

_____ _____
for Evergreen State Builders Date

9/19/07