

Addendum #4
Legacy Premier Homes, Inc.
Standard Specifications For
The Arbors and Caldera Ridge

1. Foundation - Monolithic Slab on compacted earth with 3000 PSI Concrete, 2 #5 Rebar in footing with 10X10 welded wire Reinforcement in slab on 4/1 gravel fill with 6 mil vapor barrier.
2. First Floor Exterior Plate Lines walls are 8' or 9' (Based on plan) SPF studs 16/1 O.C. with 7/16/1 OSB Sheathing with house wrap finished with brick veneer. Feature walls may vary in height based upon plan.
3. If home has a second floor Exterior Plate Lines walls are 8' SPF studs 16/1 O.C. with 7/16/1 OSB Sheathing with house wrap finished with brick veneer or vinyl based on plan.
4. Ceiling Joist SYP#2 @ 16/1 O.C.
5. Roof Framing 2X SYP and 2X SPF at 24/1 O.C. Decked with 7/16 OSB, 15# Felt and 30 year Architectural Roofing Shingles.
6. Exterior walls insulated with R-13 Fiberglass Batts and Attic Spaces Blown with R-30 Fiberglass Insulation where feasible, other areas of Attic Batted. All insulation to Energy Star 2.5 specs.
7. Exterior Trim is Vinyl and Aluminum with seamless prefinished Aluminum gutters.
8. Exterior Windows to be Vinyl Single Hung with screens and Low E Glass.
9. Exterior Doors are solid Core Fiberglass and steel.
10. All walls and Ceilings to have 1/2" Drywall, Mud, Taped, Sanded and 2 coats, of eggshell Wall Paint. 2 colors on Walls, 1 Ceiling, 1 Trim.
11. Fireplace is a Non-Vented Gas Fireplace with painted mantel.
12. Home will have a passive radon system.
13. Home will be built to energy specification similar to Energy Star 2.5 that became part of the standard building code in 2013.
14. Interior Doors are Split jams hollow core masonite.
15. Floor Coverings are Ceramic Tile in wet areas, with engineered hardwood in family, foyer and dining, and carpet in other areas. (Determined by Floor Plan).
16. Crown Molding in Family, Foyer, Dining, Master bedroom, Master Bath, Kitchen, Breakfast. Crown in other rooms is an upgrade.
17. Kitchen and Bath cabinets are custom Built Stained or Glazed (From Standard Finishes). Granite Countertops in Kitchen. Cultured marble in baths. Granite is an upgrade in baths. Style is bead board with standard end panels.
18. Kitchen has a tile backsplash.
19. Master Baths with 6' Acrylic Jetted Whirlpool with tile around top of tub. 4' Fiberglass Pan Shower with Ceramic Tile Walls and a Rimmed Glass Shower Door. Tile Bottom in shower is an upgrade.
20. All Plumbing Faucets are brushed nickel or oil rubbed bronze finish.

21. Kitchen Sink is a deep Bowl 50/50 under mount Stainless Steel sink. 1.6 Gallon Gerber Elongated Toilets.
22. All Bathroom Hardware to be brushed nickel finish or oil rubbed bronze finish.
23. Closet Shelves to be wire type with 4 shelves in Pantry and Linens. Bedroom Closets shall have one single hanging shelf. Walk-in closets will have one wall with double hanging and single hanging on the remaining walls.
24. Water Heater to be 50 gallon gas water heater. Tankless Rinnai Exterior Wall Mount Ventless is an upgrade.
25. 200 AMP Electric Underground Service.
26. Light Fixtures to be selected. Minimum allowance of \$1,050.00 Allowance not including Recessed Cans. Typical Recessed Include 4ea. in Master Bedroom, 4 ea in Family Room and 6 ea. In kitchen. Actual allowance varies per house plan.
27. Standard Appliances Include Stainless Steel Range (free standing), Microwave, Dishwasher. Refrigerator is not included.
28. Interior and Exterior Door Hardware to be Lever Type with brushed nickel finish or oil rubbed bronze.
29. Porches and Sidewalks per Plans.
30. Fences added to contract are six foot dog eared with treated wood and 4x4 posts. Fence includes one single gate and one double gate. Other types of fence must be specified in the contract. If the fence is placed on the property line, the adjoining property owner may tie into the fence. Fence must be stained by purchaser within 3 months after closing to remain in warranty.
31. Yard is fully sodded with flowers beds at front of home.
32. Electrical HVAC System
33. Garage doors with openers.

Purchasers Initials: _____

Sellers Initials: _____