

AMERICAN HOMESMITH LLC

ADDENDUM A

STANDARD HOME FEATURES – Saint James in Williamsburg Plantation

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)
- ONE 2" CALIBER RED MAPLE TREES – FRONT ONLY
- BRUSHED CHROME 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
- 1 FLOOD LIGHTS IN REAR
- 5" OGEE STYLE GUTTERS WITH BAKED WHITE ENAMEL FINISH (FRONT ONLY)
- Neighborhood Mailbox

INTERIOR FEATURES

- 9 FOOT CEILINGS FIRST FLOOR
- SMOOTH CEILINGS THROUGHOUT VINYL IN LAUNDRY ROOM
- HARDWOODS IN FOYER AND FORMAL DINING ROOM (PER PLAN)
- LUXURIOUS CARPET WITH BUYER'S CHOICE OF SELECTED COLORS WITH 6 LB PAD
- INTERIOR WALL PAINT IN BUYER'S CHOICE OF SELECTED COLOR (PRESALE ONLY)
- INTERIOR TRIM COLOR IN SEMIGLOSS FINISH
- VAULTED AND CATHEDRAL CEILINGS (PER PLAN)
- TREY CEILINGS IN DINING ROOM AND MASTER BEDROOM WITH SINGLE CROWN MOLDING (PER PLAN)
- 2 PIECE CHAIR RAIL IN DINING ROOM, KITCHEN AND BREAKFAST NOOK
- DECORATOR LIGHT FIXTURES
- 2 1/4" CASING
- 5 1/4" BASEBOARD
- 3/4" 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 INTERIOR DOORS WITH BRUSHED CHROME HARDWARE
- GAS LOG FIREPLACE WITH DECORATOR MANTLE AND SLATE SURROUND (PROPANE)

DELUXE KITCHEN

- STAINLESS STEEL APPLIANCE PACKAGE WHICH INCLUDES SMOOTH TOP RANGE, OVER-THE-RANGE MICROWAVE, DISHWASHER AND SIDE-BY-SIDE REFRIGERATOR
- DESIGNER CHROME PLUMBING FIXTURES
- RECESSED ICEMAKER WATER LINE CONNECTION
- 42" FLAT PANEL KITCHEN CABINETS WITH DECORATIVE CROWN MOLDING AND LAMINATE COUNTERTOPS
- VINYL IN KITCHEN & BREAKFAST NOOK
- VENTILATED UTILITY SHELF ABOVE WASHER/DRYER
- SPACIOUS & SUNNY BREAKFAST NOOKS (PER PLAN)
- 6" STAINLESS STEEL SINK WITH PULL OUT SPRAYER

BATHROOM FEATURES

- ONE PIECE GARDEN TUB WITH SHOWER IN MASTER BEDROOM
- SHOWER RODS IN ALL BATHS
- EASY CLEAN ONE-PIECE TUB/SHOWER COMBINATION IN COMMON BATH
- CULTURED MARBLE COUNTERTOPS
- FLAT PANEL CABINETS
- FULL-VIEW PLATE GLASS MIRRORS
- VINYL FLOORING IN THE MASTER AND SECONDARY BATHROOMS
- CHROME PLUMBING FIXTURES
- CHROME BATH ACCESSORIES

ENERGY SAVING FEATURES

- 13 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

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: 03/28/2012 Buyer: _____ / _____.

Seller: _____

Subject to change without notice