

KT HOMES
Accent Feature Addendum
Spring Hollow Subdivision

Below is a list of features to be included in your new KT Homes home unless otherwise modified by an approved change order. No change will be made to this form.

Addendum to Contract Dated: _____ Buyer: _____
Lot/Block/Legal _____ Street Address: _____

1) Grading and Lot Preparation

- A. All home sites will be graded to meet applicable building codes and requirements.
- B. Installation of retaining walls, French drains and excavation or elevation changes will be done at the Builder's sole discretion unless specifically required by code.

2) Foundation and Flatwork

- A. Monolithic Foundation with slab on grade
- B. Concrete Public sidewalk
- C. Concrete lead walk
- D. Covered patio optional (per plan)

3) Framing

- A. Treated Base plates
- B. 2x6 Exterior walls
- C. Pre-Engineered Roof Trusses
- D. Pre-Engineered Flooring System (2 story)
- E. Bora Care termite treatment

4) Roofing

- A. 15 lb. felt underlayment
- B. Dimensional shingles with manufacturer's limited warranty (30 year)

5) Windows

- A. Low-E dual paned vinyl windows
- B. Screens included on all operable windows

6) Stucco

- A. Two coat Synthetic stucco system over stucco lath

7) Insulation

- A. R-23 Blown in insulation in exterior walls
- B. R-38 Blown in insulation in attic
- C. Air infiltration foam sealant at all exterior penetrations, doors, window and outlets

8) Drywall Finish

- A. Hand troweled textured finish

9) Paint/Stain

- A. Choice of exterior front door stain color
- B. Builder's standard interior wall and ceiling paint
- C. Builder's standard interior trim paint
- D. Choice of exterior color for trim/cornice

10) Flooring

- A. Kitchen, Nook, Foyer, Dining, all bathrooms, and utility room to receive 17x17 (group 1) tile.
- B. All bedrooms to receive carpet

11) Plumbing

- A. Pex water supply lines/PVC drain lines
- B. Exterior hose bib (min 2)
- C. Recessed ice maker valve (Kitchen only)
- D. 40 gallon electric water heater
- E. Elongated Commodes
- F. Undermount Sinks at both kitchen and baths

12) Electrical

- A. Ceiling Fans in both Master Bedroom and Family room
- B. Kitchen, Bath and Garage outlets are on a GFCI Circuit
- C. Telephone prewire at Kitchen and all bedrooms
- D. Cable TV prewire at Family room and all bedrooms
- E. Doorbell installed with chime
- F. Smoke detectors installed per code
- G. Minimum 200 Amp service
- H. The utility company will provide service to the home via shortest or easiest run possible
- I. Switched outlet under sink for disposal
- J. Dedicated circuit over the range for microwave
- K. All Bedroom prewired for ceiling fans

13) Heating & Air Conditioning

- A. 14 SEER AC/Heat pump with supplementary heat strip
- B. Programmable Thermostat(s)

14) Doors, Hardware and Interior Trim

- A. 6' 8" Fiberglass raised panel entry door
- B. Raised Panel interior doors
- C. Full lite, double glazed patio door with blinds (per plan)
- D. Single key deadbolt locks on exterior doors
- E. Front door handleset
- F. Stylish Lever type interior door handles
- G. Base trim and door casing trim to be 2 1/4" paint grade
- H. Closets to receive composite wood shelving with metal closet rod

15) Cabinets

- A. Flat panel Maple with door/drawer fronts
- B. All other built in cabinet/bookshelves are upgrade only
- C. Bath cabinets same style and color as kitchen cabinets
- D. 36"/42" bump up/bump out feature with crown moulding accent
- E. Cabinets installed in Utility Room

16) Kitchen

- A. Granite countertops
- B. Undermount stainless steel 60/40 sink with coordinating Moen stainless steel pull out faucet
- C. Disposal
- D. Tile Backsplash
- E. Quality Stainless steel GE appliances including:

Free standing electric oven/range
Dishwasher
Vent hood/Microwave combo
Side by Side Refrigerator

Buyer's initials

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