



PHILLIPS RIDGE PARTNERS, LLC

Addendum “B” to Purchase and Sale Agreement

This agreement affects your legal rights. You are advised to seek legal advice before signing.

The following terms and conditions are part of the Purchase & Sale agreement dated _____, 20____ between _____ (“Buyer”) and PHILLIPS RIDGE PARTNERS, LLC (“Seller”).

The following is a description of the basic construction work and planned finishes for Plan #3866, in “Phillips Ridge”, a residential plat, located in Snohomish County, Washington, that will be provided by the Seller unless otherwise indicated. Where several types of materials or structures are indicated, the selection shall be made by Seller at the Seller’s sole and absolute discretion. The Seller reserves the right to modify the materials indicated below without prior notice to the Buyer.

- General Conditions** The *General Contractor*, his mechanics, the subcontractor, his mechanics, and any other firm or persons employed to perform work under these specifications shall comply with all the following structures where they pertain to his trade or craft.
- Work Included** Provide all materials, labor, equipment, tools, scaffolding, safety, and service necessary to completely construct a finished building, regardless of real or alleged omissions in the drawings and specifications.
- Compliances** All materials, labor and installations shall be in accordance and comply with all applicable building codes, rules, ordinances and requirements specified by the city, county and state governing the work performed to complete the contracted work. When codes, laws, etc. are in conflict with drawings and specifications, the codes shall govern.
- Standards of Material** All material or equipment shall be new and shall bare labels or plaques showing name, quality, grade and/ or descriptions as conforming to its standard in every case where such standard has been established for writers, testing laboratories, etc.
- Substitution of Material** *Contractor* reserves the right to substitute materials, fixtures appliances, etc. of equivalent or greater value, as needed at *Contractor’s* sole discretion.
- Workmanship** All work shall comply with the fit and finish standards established by *Contractor* for the particular project and plat. In no case shall the workmanship and material be less than the required *International Building Codes*, or *City of Brier Building Requirements*.

_____ Buyer _____ Date _____ Seller _____ Date
_____ Buyer _____ Date _____ Seller _____ Date`

- Permits/Inspections** Obtain and pay for all permits, fees, inspections, etc. required to complete all the work.
- Plans & Specifications** These specifications shall be signed and accepted by *Buyer* and *Seller* on or before construction as an attachment to the *Purchase and Sale Agreement* dated _____. Both parties shall initial and date each page of the specifications and sign the last page of the specifications, indicating acceptance of said specifications.

IF DIFFERENCES ARISE BETWEEN PLANS AND SPECIFICATIONS, SPECIFICATIONS OVERRULE PLANS. IN THE EVENT ANOTHER HOUSE IS REFERENCED, THE SIGNED PLANS AND SPECIFICATIONS WILL OVERRULE ANY REFERENCED HOUSE. EXECUTED CHANGE ORDERS OVERRULE BOTH SIGNED PLANS AND SPECIFICATIONS.

Site Work

- Soils** *Contractor* utilizes existing soils on the lot, but can provide imported soil at an additional expense to the *Buyer*, if requested prior to installation of landscaping. *Buyer* needs to make arrangements with the *Contractor* regarding any need for additional topsoil. Topsoil for landscaping is considered part of the landscaping allowance. *Contractor* does not provide for any unforeseen natural earth conditions that may occur, i.e. land erosion, abnormal soil conditions, etc.
- Excavation & Clearing** Excavate where necessary for all footings to good bearing soil per *City of Brier* Building Code. Any additional tree removal or clearing requested by the *Buyer*, in excess of standard clearing limits or after original clearing that has been done, will be an additional expense to the *Buyer*. The *Buyer* has the obligation to notify *Contractor* of the limits of the lot that they want cleared prior to clearing of the lot. If additional clearing is requested by the *Buyer* after the original clearing has been done, it will be an additional expense to the *Buyer* and must have approval for clearing limit.
- Backfill** Material removed by excavation shall be used as fill. If alternate materials are requested or recommended, the imported fill will be an additional expense to the *Buyer*.
- Grade** All ground surfaces shall be graded to a reasonable, true and even surface, allowing slope away from the building to the extent practical.
- Rockeries** In the event rockeries or retaining walls are requested by the *Buyer*, for any reason, during or after construction, they will be an additional expense to the *Buyer*.
- Concrete** Concrete shall comply with the requirements set by the American Concrete Institute for ready-mix concrete developing a compressive strength of not less than 2,500 PSI at 28 days.
- Downspout Drains** All drain tile will be a minimum 4" diameter solid or corrugated type and tight-lined to the storm water detention system.
- Yard Drainage** Basic front yard drainage shall be provided by the *Contractor* and completed at the time of landscape installation. If the *Buyer* wishes to install additional yard drainage to avoid pooling, or for any other reason, it will be an additional expense to the *Buyer*.

____ Buyer _____ Date _____ Seller _____ Date
____ Buyer _____ Date _____ Seller _____ Date`

- Downspouts/Gutters** 2" x 3" Rectangular downspouts with aluminum baked enamel finish, painted trim color, per plan. 5" K style gutters with baked enamel finish, mounted at 48" O.C.
- Sewer** Underground sewer installed per the *City of Brier* specifications. 4-7 will have e-one pumps installed at no additional cost per the *City of Brier* specifications and the approved construction drawings.
- Flatwork** Exposed aggregate 5-sack, 3-1/2" thick, concrete at driveway, entry walk and front porch. Driveway, entry walk and porch have "scored" expansion joints, or equivalent. Any additional concrete requested by the *Buyer*, will be an additional expense to the *Buyer*.
- Deck** Structure will be built of treated posts, 5/4" x 6" composite decking, metal railing and handrail, per the standard of the Phillips Ridge deck detail, or equivalent. Deck dimensions equal up to approximately 285 SF, where site conditions and plan allows. Stairs are included.
- Fence** A 6' standard "Modified Panel" or 4' black chain link fence to enclose the rear yard with one gate access on the garage side of the house is included at no cost to *Buyer*.
- Landscaping** Front yard landscaping, back yard hydro-seed or equal and bark, per *Contractor's* standard. Any additional landscaping requested by the *Buyer* is to be paid by *Buyer*.
- Irrigation** Irrigation can be provided at an additional expense to *Buyer*

Structure

- Lumber** BEAMS - Exposed beams shall be selected structural Douglas Fir, or equivalent, where not otherwise specified on the plan. Beams that are not exposed, shall be standard or better grade Douglas Fir, or equivalent.
 FRAMING LUMBER - Standard or better grade kiln-dried Douglas Fir or West Coast Hemlock, or equivalent.
 WALL SHEATHING - 7/16" OSB (wafer board), 1/2" Treated plywood behind masonry.
 SUB-FLOORS - 3/4" T&G Weyco Edgegold OSB.
 ROOFING - 7/16 Plywood or OSB (wafer board), or equivalent.
 SIDING - 5/16 x 9 1/4 " and 5/16 Smooth Fiber Cement Lap Siding, and Fiber Cement Smooth Panel Siding or equivalent per plan.
 ENTRY AND DECK SOFFIT – Smooth Cement Panels
- Roofing** GAF Timberline HDZ Composition Shingles.
- Masonry** Cultured stone accents to be *Eldorado Stone European Ledge Cut*, or equivalent, per plan and color scheme. Additional stone, or a different color of stone, on the house, requested by the *Buyer*, will be at an additional expense to the *Buyer* and will require *Contractor's* approval and an additional non-refundable deposit by the *Buyer*.
- Insulation** Above Grade Exterior Walls: R-21 Un-faced Batts
 Flat Blowable Ceilings: R-38 or R-49 Mineral Wool or Fiberglass per plan
 Vaulted & Un-blowable Ceilings: R-49 Un-faced Batts
 Floors over Unheated Areas: R-38 Un-faced Batts
 Garage: Warm Walls & Warm Ceilings, per Code
 Crawl Space: 6 Mil Poly Vapor Barriers
 Pipes: All Exposed Water Piping in Cold Areas Are Wrapped with R3 foam or Covered with Insulation

_____ Buyer _____ Date _____ Seller _____ Date
 _____ Buyer _____ Date _____ Seller _____ Date`

Windows All windows are Cascade WinPro Series with Black Exterior and White interior with screen, or equivalent, dual glazed insulated.

Doors

Entry Single 3'-0" x 8'-0 ThermaTru 6510 Door in Driftwood (prefinished) or similar style painted door.

Sliding Door Cascade WinPro Series French-Style Sliding Glass Door with Black Exterior and White Interior.

Interior Site finished, *painted SW 7004 Snowbound*, Trimlite 8401 single panel smooth Masonite type, or equivalent, with, painted, jambs and casings. Closet doors shall be Trimlite 8401 single panel smooth or bi-fold single panel smooth Masonite as noted on plans. Pocket style doors will be installed where required for functionality per plan.

Garage to House Solid-core single panel door, painted on both sides, with bomber hinge

Garage Door(s) Northwest Doors Modern Classic 7500 with black anodized frame and black laminated glass panels, insulated steel backed flush panel steel door, per plans and elevations.

Fireplace

Family Room Montigo Del Ray DRL4813NI-2 – 48" Full Load Linear direct-vent natural gas model equipped with ProFlame 2 IPI, reflective glass panels, downlighting remote control, fan kit and mesh screen. Tile fireplace face - SA Highland Grigio 24"x24" Tile – Full Height. Pre-finished, stained, wood mantle included to match cabinet color, design per plan.

Electrical & Low Voltage

Service All wiring shall conform to applicable state and local codes. A 200AMP main service shall be installed with a 15 AMP garage circuit. Switches shall be standard Decora style. *All switches, outlets and plates shall be white.*

TV/Video One telephone jack and one television outlet will be installed in – all bedrooms, den, family room and bonus room (per plan). One telephone jack installed in the kitchen. Telephone and cable wiring shall be Category 5. One structured cable enclosure will be located in the master bedroom closet and will include a phone module, and one cable module. Additional telephone jacks and television outlets can be provided at an additional expense to *Buyer*.

Structured Wiring 1" smurf tube will be installed into attic for future cable needs and one 1 1/2" smurf tube will be run above fireplace for future television needs.

Exhaust Fan Quiet series bathroom exhaust fan to be located in all Bathroom, near the shower and in the laundry room.

_____ Buyer _____ Date _____ Seller _____ Date
_____ Buyer _____ Date _____ Seller _____ Date`

| | |
|----------------------------|--|
| Exterior Lights | 2 or 3 (plan dependent) wall mounted lights to be mounted on the front of the garage. Additional lights in the covered deck, front porch and crawl entrance door per plan at builders' discretion. |
| Exterior Outlets | 2 Waterproof exterior outlets are provided – one on front of house at entry and one on back of house at nook. (Plans with covered patios will have ceiling lights) |
| Garage Door Openers | Each garage door shall have one Liftmaster belt drive door opener. |
| Lighting | Light fixtures and can light trims are per the Builder's pre- approved lighting scheme at Seattle Lighting. (Ken Brooke @ 206 233-6216), by appointment only. Any overages are paid by the <i>Buyer</i> directly to Seattle Lighting. NOTE: All bedrooms receive flush mounted ceiling light fixtures. |
| EV Charger | Prewire for a 50 amp car charger. Charger not included. |

Plumbing

Builder shall install plumbing in accordance with the current *Snohomish County* Health Department Plumbing Code.

| | |
|---|--|
| Kitchen | <p>Sink MSI SIN-16-SINBWL-WEL-3219 (Stainless Steel)</p> <p>Faucet Moen 775005SRS (Stainless Steel)</p> <p>Disposal Badger 1 1/3 horsepower with cord</p> <p>Ice Maker L.S.P. PVC box (R.I.O.)</p> |
| Powder Room | <p>Sink Kohler K-2260-1-0 Vessel (White).</p> <p>Faucet Delta 759-BL-DST (Black)</p> <p>Toilet American Standard 2989.101.020 (White)</p> |
| Lower Floor Guest Bath (Plan Specific) | <p>Sink SIN-POR-UNDRECWHT-2015 (White)</p> <p>Faucet Delta 559HA-BLMPU-DST (Black)</p> <p>Toilet American Standard 2989.101.020</p> <p>Shower Florestone fiberglass pan. size per plan (White)</p> <p>Shower Valve Delta R10000, T14459-BL (Black)</p> |
| Master Bathroom | <p>Sink (2) SIN-POR-UNDRECWHT-2015 (White)</p> <p>Faucet (2) Delta 3559-BLMPU-DST (Black)</p> <p>Tub Signature Hardware 447008 Free Standing soaker (White)</p> <p>Tub Faucet Delta R4707, T4759 (Black)</p> <p>Shower Mud Set Tile pan, size per plan</p> <p>Shower Valve Delta 52160-BL, RP61058, R22000 T-24859 (Black)</p> <p>Handheld Kohler K-22178-G-BI, K22172-BL (Black)</p> <p>Toilet American Standard 2989.101.020</p> |
| Upper floor Hall Bath | <p>Sink (2) SIN-POR-UNDRECWHT-2015 (White)</p> <p>Faucet (2) Delta 559HA-BLMPU-DST (Black)</p> <p>Tub Signature Hardware 447040 (White)</p> <p>Tub Faucet Delta R10000, T14459 BL (Black)</p> <p>Toilet American Standard 2989.101.020</p> |

_____ Buyer _____ Date _____ Seller _____ Date
 _____ Buyer _____ Date _____ Seller _____ Date`

| | | |
|--|--|--|
| On Suite Upper Floor Bath (Plan Specific) | Sink Faucet Toilet Shower Shower Valve | SIN-POR-UNDRECWHT-2015 (White) Delta 559HA-BLMPU-DST (Black) American Standard 2989.101.020 Kohler K-8642-0. Size per plan (White) Delta R10000, T14459-BL (Black) |
| Bulter's Pantry (Plan Specific) | Sink Faucet Disposal | Kraus KA1US21B (Stainless Steel). Moen S55005BL (Stainless Steel) Badger 1 1/3 hp with cord or equivalent |
| Miscellaneous | Laundry Room Sink Faucet Other Hose Bibs Water Supply Waste Piping Hot Water Tank | PVC recessed valve box. SIN-POR-UNDRECWHT-2318 Stainless (Steel) Miseno MNO003-DFB Pressure reducing valve on main water supply into house 2 Exterior frost-free hose bibs are provided – one at the front and one at the rear of house. Additional hose bibs are available at an <u>additional expense</u> to <i>Buyer</i> . Wirsbo Pex System ABS Plastic Rheem Ultra Hybrid Electric Heat Pump Water Heater 80 Gallons |
| Fire Suppression | Home to be equipped with a NFPA 13d multi-purpose sprinkler system. This system was designed and install in accordance with the minimum 13d requirements adopted by the state of Washington and Snohomish County | |

Heating & Ventilation

| | |
|-------------------|--|
| Furnace | Bryant Evolution 2-Stage Variable Speed NG furnace |
| Heat Pump | Bryant 11 HSPF Outdoor Heat Pump |
| Thermostat | Honeywell Smart WIFI, or equivalent |
| Gas Piping | Furnace, Fireplace, Kitchen range, BBQ and Firepit. |
| Feature | Sleeve box installed for future electronic air cleaner Dryer vent connection box at laundry room. |

Drywall

| | |
|----------------|---|
| Texture | The walls and ceilings shall be textured with a light dash “lite dash” texture. Drywall corners throughout shall have square metal corners. |
|----------------|---|

Cabinets

_____ Buyer _____ Date _____ Seller _____ Date
 _____ Buyer _____ Date _____ Seller _____ Date`

Style / Color Kitchen Perimeter, Butler Pantry, Powder Room and Master Bath vanities to be 5pc 1/4 Shaker Series painted SW7014 Elder White color. All other cabinets are to be stained 5pc 1/4 Shaker “Alder” with custom “Afora Gray” stain.

Features All base cabinets to have an approximate height of 36” above the floor. Kitchen upper cabinets are 42” tall cabinets. (see layout) All cabinet have soft close drawers and doors. Cabinet pulls to be Amerock BP36853FB 5” Black cabinet pull or equivalent.

Paint & Wallpaper

All paint shall be Sherman Williams, or equivalent. All colors are to come from Phillips Ridge pre-approved color selections.

| | | |
|-----------------|---------------------------|---|
| Interior | Walls and ceilings | One coat of low sheen SW9166 Drift of Mist paint |
| | Millwork | All millwork is site-finished painted with Satin SW7004 Snowbound |
| Exterior | Main House Body | One coat of low sheen paint per the pre-approved color scheme |
| | Trim/Corner Boards/Fascia | One coat of low sheen paint per the pre-approved color scheme |
| | Front Door | Prefinished |
| | Garage Interior | Taped, Textured and Painted |
| | Furnace closet | Fire-tape only |
| | Garage Door | Black Anodized |

Millwork Schedule

| Room | Finish | Base | Casing | Crown | Windows | Chair rail | Wainscot | Fireplace |
|-----------------|--------|------|--------|-------|-----------|------------|----------|-----------|
| Entry | Paint | 5.5” | 3.5” | No | Full Wrap | No | No | No |
| Dining | Paint | 5.5” | 3.5” | No | Full Wrap | No | No | No |
| Powder | Paint | 5.5” | 3.5” | No | Full Wrap | No | No | No |
| Den/Study | Paint | 5.5” | 3.5” | No | Full Wrap | No | No | No |
| Lower Hall | Paint | 5.5” | 3.5” | No | Full Wrap | No | No | No |
| Laundry | Paint | 5.5” | 3.5” | No | Full Wrap | No | No | No |
| Family | Paint | 5.5” | 3.5” | No | Full Wrap | No | No | Per Plan |
| Kitchen | Paint | 5.5” | 3.5” | No | Full Wrap | No | No | No |
| Mud Room | Paint | 5.5” | 3.5” | No | N/A | No | No | No |
| Butler’s Pantry | Paint | 5.5” | 3.5” | No | Full Wrap | No | No | No |
| Stairs | Paint | 5.5” | 3.5” | No | Full Wrap | No | No | No |
| Upper Hall | Paint | 5.5” | 3.5” | No | Full Wrap | No | No | No |
| Secondary Bdrms | Paint | 5.5” | 3.5” | No | Full Wrap | No | No | No |

_____ Buyer _____ Date _____ Seller _____ Date
 _____ Buyer _____ Date _____ Seller _____ Date`

| | | | | | | | | |
|------------------------|------------|------|------|----|-----------|----|----|----|
| Hall/Secondary | Paint | 5.5" | 3.5" | No | Full Wrap | No | No | No |
| Master Bedroom | Paint | 5.5" | 3.5" | No | Full Wrap | No | No | No |
| Master Bathroom | Tile/Paint | 5.5" | 3.5" | No | Full Wrap | No | No | No |
| Bonus Room | Paint | 5.5" | 3.5" | No | Full Wrap | No | No | No |
| | | | | | | | | |

- Base** 9/16"x 5 1/2" "Very Square" MDF flat stock.
- Door Casing** 3/4"x 3 1/2" "Very Square" MDF flat stock.
- Windows - Wrapped** Main and upper Floor window to have full wrap with "Very Square" casing picture framed. If needed, the casing will be modified at the builder's discretion.
- Stairs** Pre-fabricated metal railing in a black finish on a curb with a painted wall cap, on the stairs. 1x10 skirt boards on both flights.

Appliances

- Range** LG 36" Studio Gas Cooktop - 5 burner Gas CBGS3628S or similar model
- Hood** Zephyr 36" Roma Wall Mount Hood Fan – ZRO-M90FS or similar model
- Wall Oven – Micro** LG Studio Smart Enabled Combination Double Wall Oven – WCES6428F or similar model
- Dishwasher** LG Studio Top Control WiFi Enabled Dishwasher – LSDTS9882S or similar model
- Beverage Refrigerator** Zephyr 24" Undercounter Beverage Refrigerator Stainless or similar model

Countertops & Finishes

- Kitchen** Countertops - 3CM Quartz slab countertops selected from the pre-approved color schemes. Backsplash - Bedrosians Cloe White 5"x5" Tile in straight set or Bedrosians Cloe White 2.5"x8" in horizontal brick or straight set
- Butler's Pantry** Countertops - 3CM Quartz slab countertops from the pre-approved color schemes. Backsplash - 2CM 4" Quartz to match the countertops from the pre-approved color schemes.
- Powder Room** Countertops - 3CM Quartz slab countertops from the pre-approved color schemes. 3CM slab Back Wall / Backsplash - Z Tile Mohair Verde Natural tile or Emser Euphoria Silver Arrow 3x12 in vertical straight set.
- Master Bath** Countertops - 3CM Quartz slab countertops from the pre-approved color schemes. Backsplash to be 2CM 4" Quartz to match the counter from the pre-approved color schemes. Shower - Bedrosians Purestone Bianco 12"x 24" tile in Muretto and Natural or Bedrosians Nomade Bone 24"x48" tile in Deco and Field. Horizontal straight set
 Bath - Bedrosians Purestone Bianco 12"x 24" tile in Muretto or Bedrosians Nomade Bone 24"x48" Deco tile. Horizontal straight set

_____ Buyer _____ Date _____ Seller _____ Date
 _____ Buyer _____ Date _____ Seller _____ Date`

| | |
|------------------------------|---|
| Downstairs Guest Bath | Countertops - 3CM Quartz slab countertops from the pre-approved color schemes. Backsplash - 2CM 4" Quartz to match the countertops from the pre-approved color. Shower - Emser Catch 3"x12" tile in Ivory Matte in herringbone. |
| Upstairs Hall Bath | Countertops - 3CM Quartz slab countertops from the pre-approved color schemes. Backsplash to be 2CM 4" Quartz to match the counter from the pre-approved color schemes. Bath - Statements Epika Shell Ray 10"x29" tile (Deco and Field design) or Statements Epika Pearl Ray 10" x 29" tile (Deco and Field design). Both schemes in a vertical straight set on the back wall with Deco and horizontal straight set on the return walls with Field. |
| Upstairs Guest Bath | Countertops - 3CM Quartz slab countertops from the pre-approved color schemes. Backsplash - 2CM 4" Quartz to match the countertops from the pre-approved color schemes Shower - MSI Urbano Pure 4" x 12" tile in basketweave. |
| Laundry Room | Countertops - 3CM Quartz slab countertops from the pre-approved color schemes. Backsplash - 2CM 4" Quartz to match the countertops from the pre-approved color schemes. |

Floor Coverings

| | |
|----------------------|---|
| Wood Flooring | 7.5" x 1/2" Dansk Majestic Manor Antilla wood plank, or equivalent, throughout the entire main floor with the exception of the guest suite. Color to be selected from the pre-approved color schemes. |
| Tile | Main Guest Bathroom – TT Home Grey Field tile – 24"x24" in straight set Master Bathroom - Bedrosians Nomade Bone Field Tile – 24"x48" in horizontal straight set or Bedrosians Purestone Bianco 12"x24" horizontal brick set Master Bath Shower – Bedrosians Nomade Bone Mosaic tile or Bedrosians Pruestone Bianco Mosaic tile Upstairs Hall Bath – Statements Epika Shell 23"x23" tile or Statements Epiks Pearl 23"x23" tile in straight set Upstairs Guest Bath – UT Potobello St Croix 12x24" tile in straight set |
| Vinyl | Laundry Room – MSI Trento Mountain Grey LVT in in 50/50 brick set |
| Carpet | Shaw Ellis Bay Quiet Time Carpet, or equivalent, with 8 lb. rebound pad in all other rooms and stairs. Carpet color to be selected from the pre-approved color schemes. |

Mirrors & Shower Doors

| | |
|---------------------------|--|
| Powder Room | 36" Round or 24"x36" Rectangle mirror in black |
| Master Bath | 42" High mirror to span the width of the cabinet. Shower Door – 3/8" glass – black hardware |
| Secondary Baths(s) | 42" High mirror to span the width of the cabinet. Shower Door (where applicable) – Alumax semi frameless – black hardware |

_____ Buyer _____ Date _____ Seller _____ Date
 _____ Buyer _____ Date _____ Seller _____ Date`

Closet Shelves

| | |
|----------------------|---|
| Pantry | 5 rows wire shelving in the kitchen pantry located in the mudroom or hanging rod with top shelf, per plan |
| Master W.I.C. | Custom design melamine shelving per plan. |
| Linen Closets | 5 Rows of white wire shelves |
| Other Closets | 1 Row of white wire shelves and rod |

Finish Hardware

| | |
|-----------------------|---|
| Entry Door | Kwikset Milan series Entry Handle latch handset, or equivalent, with deadbolt in black finish outside and chrome finish inside, single key deadbolt. |
| Interior Doors | <p>Kwikset Milan Collection lever style, or equivalent, in black finish</p> <ul style="list-style-type: none"> • Privacy lock levers at entry door(s) into master suite • Privacy lock levers at all bathrooms • Passage levers at house to garage, secondary bedrooms and all other rooms |
| Hinges | Black hinges throughout |
| Deadbolts | At entry door, in Black |
| Bath Hardware | <p>Powder Room</p> <ul style="list-style-type: none"> • (1) Gatco Minimalist Collection black towel ring & TP holder • (1) Gatco Minimalist Collection black towel bar (In Powder rooms with shower) <p>Lower Floor Bath</p> <ul style="list-style-type: none"> • (1) Gatco Minimalist Collection black towel ring. • (1) Gatco Minimalist Collection black towel bar & TP holder. <p>Master Bedroom</p> <ul style="list-style-type: none"> • (2) Gatco Minimalist Collection black towel ring. • (1) Gatco Minimalist Collection black towel bar & TP holder <p>Hall/Secondary Bedrooms</p> <ul style="list-style-type: none"> • (1) Gatco Minimalist Collection black towel ring. • (1) Gatco Minimalist Collection black towel bar & TP holder |

BUYER SELECTIONS AND UPGRADES: If material is not already ordered or installed, the *Buyer* may select counter tops, floor coverings, exterior paint colors and light fixtures from *Seller's* subcontractor's standard stock of materials. If *Buyer* elects to upgrade said selections, then *Buyer* shall pay direct to *Seller* or *Seller's* subcontractor, cash in advance, non-refundable, for the cost of said upgrades. Should *Buyer's* selections cause delay of construction, *Buyer* shall re-select so as to cause no construction delay. All *Buyer* selections are subject to *Seller's* sole approval. *Seller* also reserves the right to request that *Buyer* reselect those items including colors that seller has solely deemed unsuitable or inappropriate for the home or neighborhood.

_____ Buyer _____ Date _____ Seller _____ Date
 _____ Buyer _____ Date _____ Seller _____ Date`

BUYER’S PLAN AND SPECIFICATIONS CHANGES: Should *Buyer* elect to make any changes from basic plans and specifications, said changes shall be at the *Seller’s* sole option. *Seller* additionally reserves the right to accept or reject any changes requested by *Buyer* at *Seller’s* sole option.

****All parties certify that this original document has not been modified or changed from the original, as published by Seller, Construction Manager or Listing Broker except as may be hand written, specifically reference, and agreed upon by all parties.***

THE UNDERSIGNED HEREBY APPROVE THESE SPECIFICATIONS DATED THIS

_____ day of _____, _____.

Buyers Signature Date

Buyers Signature Date

Sellers Signature Date
PHILLIPS RIDGE PARTNERS, LLC

Selling Broker Date

Listing Broker Date

_____ Buyer _____ Date _____ Seller _____ Date
_____ Buyer _____ Date _____ Seller _____ Date`