

	Addendum to Contract of Sale		
	Option Schedule and Agreement of Sale Summary		12/9/21
Buyers:	Spec		12/3/21
Sellers:	Rylea Homes, James P Ryan		
Community:	Black Ankle		
Address:	14536 Black Ankle Rd		
House Type:	Chestertown		
Financing:			
Elevation:	3		
Lot #:	2		
	Base Price Elevation #1 (Includes 4' Rear Extension)		
	Exterior Featuring Traditional Style Designs:		
	Low Maintenence Vinyl Siding		Standard
	Stone/Brick Accents per Elevation		Standard
	Concrete Lead Walk and Asphalt Driveway		Standard
	30 Year Weatherwood Architectural Roof Shingle		Standard
	Artfully Designed Landscape Package		Standard
	Insulated Fiberglass Entry Doors		Standard
	2 Car Front Garage		Standard
	Front and Rear Hose Bibs		Standard
	Front and Rear GFI Outlets		Standard
	Seed and Straw Lawn		Standard
	Interior Foresting		
	Interior Feeatures: 9' Ceilings in First Floor and 8' Foundation Walls	+	Standard
	Crown Molding Living Room, Dining Room, Chair Rail Dining Room		Standard
	Wall to Wall Carpet With Standard Padding		Standard
	Low E Glass Vinvl Double-Paned Windows With Tilt-In Feature		Standard
	6 Panel Interior Doors		Standard
	R-49 Attic Insulation R-21 Interior Walls		Standard
	Brushed Nickel Knobs and Light Fixtures		Standard
	Wood Trim Around Windows and Sills		Standard
	Ventilated Closet Shelving		Standard
	2 X 6 Construction Exterior Walls		Standard
	Egress Window in Basement per Code		Standard
	CAT 5 Wiring per Plan		Standard
	4 Pre-Wired Phone and Cable		Standard
	Open Oak Banisters per Plan Level 1		Standard
	Stained Oak Handrails Level 1 Overhead Garage Door Light		Standard Standard
	Pre-Wired only garage Door Opener		Standard
	Sump Pump		Standard
	Rough in Plumbing Basement		Standard
	Passive Radon Ventilation System		Standard
	Washer/Dryer Hook Up		Standard
	Vinyl Floor Second Floor hallway Bathroom		Standard
	Second Floor Hallway bathroom Shower/Tub		Standard
	Pedestal Sink Main Floor Powder Room		Standard
	Cultured Marble Vanity Tops With Inegrated Sink Bowls		Standard
	Merrilatt or Equal Quality Raised Height Vanity Master Bath		Standard
	Moen or Equal Quality Faucets and Progress Brushed Nickel Lighting		Standard
	Level 1 Granite Kitchen Counter Tops		Standard
	Level 1 Hardwood Floors Main Level		Standard
	Level 1 Kitchen Cabinets		Standard
	Kitchen Details:	+	
	Merrilatt or Equal Quality Cabinets With Choice of Color	- - 	Standard
	Whirlpool Stainless Steel Appliances - Dishwasher, Microwave, Double Oven		Standard
	Stainless Steel Under Mount Double Sink With Moen or Equal Quality Faucet		Standard
	Badger "Quiet Drive" Garbage Disposal		Standard
	Energy Efficient Features:		<u> </u>
	1-Zone Efficient Furnace and High Efficiency Electric Air Conditioner		Standard
	Programmable Thermostat(s)		Standard
	Tyvek Moisture Barrier Wrap - 4 Sides		Standard
	Quick Recovery 50 Gallon Water Heater		Standard
	Interior and exterior Basement Drain Tile	1	Standard

Misc:	
Well and Septic or Public Utilities	Standard
Smoke Detectors All Levels and Bedrooms	Standard
Builder State Warranty	Standard
PreConstruction Conference	Standard
Pre-Drywall Walk Through	Standard
Pre-Settlement Orientation	Standard
Post Occupancy 11 Month Walk Thru	
Options:	
Elevation 3 w/ Stone Watertable and Vertical Siding Accent	
2 Car Side Load Garage	
Add Full Bath 2nd Floor	
Gourmet Kitchen w/ Range Hood	
Tray Ceiling Master Bedroom	
42" Wood Burning Fireplace	
Basement Walkout	
Garage Door Opener w/ Bluetooth Capabilities and 1 Keypad on Main Garage	
(4) Recessed Lights @ Family Rm	
(3) Pendant Lights @ Island	
Raised Hearth w/ Stone Accent to Ceiling (2 story)	
Boxed Oak Stair Tread (Main Staircase)	
Under Cabinet Lighting	
Rope Lighting Tray Ceiling	
Add (2) 2060 Family Rm	
Shiplap Accent Wall Powder Rm, (3) Bathrooms 2nd Floor	
Trim Accent Wall Master Bdrm, Crown Master Bedroom Tray Ceiliing	
Upgrade Paint 1st, 2nd Floor Walls	
Hardwood Upgrade 1st Floor	
Cubbies @ Mudroom	
Kitchen Backsplash	