



**RYLEA  
HOMES**

**Addendum to Contract of Sale**

**Option Schedule and Agreement of Sale Summary**

5/20/2021

<b>Buyers:</b>	Spec		
<b>Sellers:</b>	Rylea Homes, James P Ryan		
<b>Community:</b>	Dover Rd		
<b>Address:</b>	12305 Dover Rd		
<b>House Type:</b>	Oxford		
<b>Financing:</b>			
<b>Elevation:</b>	6		
<b>Lot #:</b>			
	Base Price Elevation #1(Alternative Floorplan)		
<b>Exterior Featuring Traditional Style Designs:</b>			
	Low Maintenance 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
<b>Interior Features:</b>			
	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 Vinyl 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		Standard
	Overhead Garage Door Light		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
<b>Kitchen Details:</b>			
	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
<b>Energy Efficient Features:</b>			
	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		Standard
<b>Misc:</b>		
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		
<b>Options:</b>		
Elevation 6 (Stone Watertable Only)		
2 Car Side Load Garage		
9' Basement Walls		
Study ILO Dining Rm		
Gourmet Kitchen w/ Range Hood		
Tray Ceiling Master Bedroom		
42" Wood Burning Fireplace		
Basement Walkout		
Garage Door Opener (2) w/ Bluetooth Capabilities and 1 Keypad on Main Garage		
(4) Recessed Lights @ Family Rm		
(3) Pendant Light @ Island		
Fireplace Stone Accent w/ Raised Hearth		
Boxed Oak Stair Tread (Main Staircase)		
Under Cabinet Lighting		
Rope Lighting Tray Ceiling		
Add (2) 2060 Family Rm		
Upgrade Garage Doors - Sonoma Ranch, Stockbridge Glass, Spear Hardware		
Rail ILO Full Wall @ Main Stairs and Half Wall 2nd Floor		
Shiplap Accent Wall Powder Rm, Main Staircase, Above Fireplace Mantle		
Trim Accent Wall Master Bdrm, Crown Master Bedroom Tray Ceiling		
Upgrade Paint 1st, 2nd Floor Walls		
Shiplap Accent Wall Powder Rm, Main Staircase, Above Fireplace Mantle		
Hardwood Upgrade 1st Floor		
Tile Upgrade Master Bath		
Upgrade Light Package (Island Pendants, Sconce, Dining Rm, Study, Bfast Room)		
James Hardie Vertical Siding Upgrade Front Elevation		