

The Groves

STANDARDS AND OPTIONS ADDENDUM

PURCHASER SIGNS THIS ADDENDUM EVEN IF SELECTING NO OPTIONS AS STANDARDS ARE PART OF THE CONTRACT OF SALE

Standards

Flooring

Prefinished strip oak flooring in foyer and half bath (if adjoining foyer)
 Ceramic 6 X 6 Tile Floors in Full Baths (builder's series) (on homes started after July 25, 2008)
 Vinyl (builder's selected series) in Kitchen
 Carpet: (builder's selected series)
 Carpet in all finished areas not mentioned above, stairway is fully carpeted. One color throughout.

Doors

Six (6) panel hardboard throughout interior with brass finished hardware
Deck/Patio of Homes with No Basement

10 feet x 12 feet

Wall Finishes

Sand finish in all finished areas
 No wallpaper included

Mouldings

Crown in Foyer except 2 story Foyer, Formal Living Rm (not in Great Rm), Dining Rm (In Tray Only)
 Chairrail in Dining Room and Picture Mold

Appliances

Glass top range and oven with black, biscuit, white or stainless door front.
 Dishwasher, full tub, with black, biscuit, white or stainless front
 Disposal
 Microwave Oven
 Refrigerator NOT INCLUDED

Cabinets and Vanities

Builder's selected series

Bath Fixtures

Biscuit only
 Pedestal sinks in half bath if plan has half bath

Countertops

Corian in kitchen and cultured marble with molded sinks in full baths (builder's selected series)

Light Fixtures and Ceiling Fans

\$800.00 allowance
 Family room and Master Bedroom wired for ceiling fan (on homes started after May 1, 2008)

Interior Paint

One color wall/ceiling/trim throughout from builder's standard selection (if not already painted)

Fireplace

Gas direct vent fireplace (standard in all Groves plans--in Family Room if plan has Family Room, if no separate Family Room, then in Great Room)

Heating/Air Conditioning

Gas piggy back heat pump for first floor and heat pump for second floor.
 Scotsghlen plan has only single piggy back heat pump.

Hot Water Heater

50 gallon electric

Exterior Finish

Brick Front and front Stoop; no maintenance vinyl siding on other 3 sides

Garages

Two car under or attached, depending on plan; includes automatic door opener(s), depending on plan

Driveway

Blacktop

Mailbox

One standard design and color installed at no expense to Purchaser by Builder

Structured Wiring

All phone and cable wired into GE distribution box

Cable TV

Pre-wired in all Bedrooms and Family Room or Great Room

Telephone Jacks

Pre-wired in all Bedrooms, Kitchen

Security System

Security System wired at exterior doors with key pad and sounder

Home Theatre

Home Theatre Rough-In - Family Room

Bath Rough-In

In all Basement Homes (Rough-in Half-Bath in drive-under garage homes; Rough-in Full bath in attached garage homes)

Mirrors

Over all bath vanities, but none included over pedestal sink
 In half bath (Mirrors shown over pedestal sink in Model - are NOT Included.

Boone Homes, Inc. of Roanoke

 Seller/Date

 Purchaser/Date

 Purchaser/Date

 Purchaser's Email Address

 Sale Agent/Phone

 Sale Agent's Email Address

Disclaimer: Sizes approximate/price subject to change/materials subject to change. All allowances include materials, tax and shipping. All interior selections may be made by Purchaser only if not chosen or already ordered by Seller/Builder. The artist rendering on each job page is a likeness, constructed home may vary in appearance. If selections already made, Purchaser may review all selections by appointment with Laura Dobbins at Boone Homes, Inc. of Roanoke, 540-278-1354.

3/19/09 jd

Options

If you wish to have pricing for changes to standard finishes, please contact the New Homes Manager, 278-1369, with list of items you would like priced.

NOTE

Prices quoted for Options/upgrades reflect the additional amount over and above the Standard finishes as outlined here, and therefore allow no credit for the Standards, which they replace.

Deposit

ALL OPTIONS MUST BE PAID FOR AT CONTRACT SIGNING, AS AN ADDITIONAL DEPOSIT AMOUNT OVER AND ABOVE SELLER'S STANDARD DEPOSIT AMOUNT FOR HOMES BUILT ON SPECULATION OR BUILD JOBS. When lot premiums apply, the lot premium is included in the purchase price of the home (speculation or Build Jobs) and does not have to be added in full to the amount of the deposit.

Color and Material Selections

All color and materials selections including carpet, vinyl, cabinets and paint are to be done by appointment only. Contact Laura Dobbins at Boone Homes, Inc. of Roanoke, 540-278-1354. Appointments may be made from 9 to 4, Monday through Friday.

Accent Paint

*Accent Paint - \$350 per room:

*Price is for walls only in latex flat paint. Not all colors available in latex flat, other choices may result in additional cost to be paid directly to the Builder.

Additional Options:

	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____

Total Options: \$ _____

Lot Premium, if applicable: \$ _____

Base Price: \$ _____

Total Price: \$ _____

Address _____

Lot _____ Block _____ Section _____

Plan Name _____

*Unless originally planned in any home under construction, certain items cannot be added after construction has started. Please note also that certain other options can be added only if certain phases of construction have not been completed