

Alverstone

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 and Sale Agreement ("Agreement") dated _____, 2008 between _____ ("Buyer") and Rudd Development Co, Inc. ("Seller").

The following is a description of the basic construction work and finishes for Plan _____ located in Snohomish County, Washington that will be provided by the Seller, at its cost, 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 equal 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 *Snohomish County Building Requirements*.
- 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	<i>Contractor</i> works with existing soils on the lot, but will provide imported soil at an <u>additional expense</u> to the <i>Buyer</i> , if requested. The <i>Buyer</i> needs to make arrangements with the landscaper regarding the need for topsoil. Topsoil for landscaping is considered part of the landscaping allowance. <i>Contractor</i> does not provide for any unforeseen natural earth conditions that may occur, i.e. land erosion, abnormal soil conditions, native trees, etc.
Excavation & Clearing	Excavate where necessary for all footings to good bearing soil per <i>Snohomish County</i> Building Code. Any additional tree removal requested by the <i>Buyer</i> , in excess of standard clearing limits or after original clearing has been done, will be an <u>additional expense</u> to the <i>Buyer</i> . The <i>Buyer</i> has the obligation to notify <i>Contractor</i> of the limits of the lot that they want cleared prior to clearing of the lot. If additional clearing is requested by the <i>Buyer</i> after the original clearing has been done, it will be an <u>additional expense</u> to the <i>Buyer</i> and must have approval for clearing limit.
Backfill	Material removed by excavation shall be used as fill. If better quality materials are requested or recommended, the imported fill will be an <u>additional expense</u> to the <i>Buyer</i> .
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 <u>requested</u> by the <i>Buyer</i> , or <u>needed</u> for any reason, during or after construction, they will be an <u>additional expense</u> to the <i>Buyer</i> .
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 4" diameter solid or corrugated type and tightlined to infiltration system.
Yard Drainage	Basic front yard drainage shall be provided by the landscaper at the time of landscape installation and is considered part of the landscape allowance. If the <i>Buyer</i> wishes to install additional yard drainage to avoid pooling, or for any other reason, it will be an <u>additional expense</u> to the <i>Buyer</i> .
Downspouts/Gutters	2" x 3" Rectangular downspouts with aluminum baked enamel finish, painted body color, per plan. 5" K style gutters with white aluminum baked enamel finish, mounted at 48" O.C.
Sewer	Underground sewer installed per the <i>Snohomish County</i> Health Department specifications.
Flatwork	Exposed aggregate 5-sack, 3½" thick, concrete at driveway, entry walk, front porch and back patio. Driveway, entry walk and patio have "scored" expansion joints, or equal. Any additional concrete requested by the <i>Buyer</i> , will be an <u>additional expense</u> to the <i>Buyer</i> . Rear patio to be 100sf, if site conditions allow.
Deck	If site conditions require a deck, the deck will be built of treated posts, <i>Trex</i> decking. If the deck is over 18" above grade it shall have a guardrail built of cedar pickets and handrail, per the standard Rudd Development Co. deck detail, or equal. Deck to be approximately 8'x12', if site conditions allow.
Fence	A 6' Rudd Development Co. standard fence can be provided at an <u>additional expense</u> to <i>Buyer</i> .
Landscaping	Front yard landscaping, back yard hydro-seed and bark, per <i>Contractor's</i> plat standard, and allowance of \$1800. Any additional landscaping requested by the <i>Buyer</i> is to be paid by <i>Buyer</i> directly to the landscape company. The <i>Buyer</i> accepts the landscaping at the time of the Homeowner Orientation Inspection. Any dead or sickly plants at that time must be noted on the "Homeowner Orientation Inspection Checklist". <i>Contractor</i> does not warranty landscaping after closing, nor does he warranty any unforeseen natural earth conditions, i.e., abnormal soil conditions, land erosion, native trees, etc.
Irrigation	Irrigation can be provided at an <u>additional expense</u> to <i>Buyer</i>

Structure

Lumber BEAMS - Beams that are not exposed, shall be standard or better grade Douglas Fir or and engineered beam as noted on the plan, or equal.
 FRAMING LUMBER - Standard or better grade kiln-dried West Coast Hemlock, or equal.
 WALL SHEATHING - 7/16" OSB (wafer board), 1/2" Treated plywood behind masonry.
 SUB-FLOOR- 3/4" *Edge Gold* T&G Plywood
 EAVES- 1/2" CCP&TS Plywood
 ROOFING - 7/16 Plywood or OSB (wafer board), or equal.
 SIDING - 5/16 x 8 1/4 Factory Primed *Cemplank* Fiber Cement Siding, #1 Western Red Cedar shingle, or cedar & Fiber Cement Panel board & batten, or equal per plan. * *Bidders please see attached Materials Detail List "Siding"*. NOTE: *Exterior wood wrapped windows are per plan only.*

Roofing IKO Cambridge 30 year composition shingles, color: NW Driftwood.

Masonry (per plan) Cultured stone column base accents to be *Eldorado Stone* with a cultured stone sill, or equal, on the following plans only:

Florence: Elevation C
 Carrara: Elevation B
 Tuscany: Elevation F

Additional cultured stone, or a different color of cultured stone, on the house, in the yard, driveway, walks, fireplace face, etc., requested by the *Buyer*, will be at an additional expense to the *Buyer* and will require *Contractor's* approval.

Insulation

Above Grade Exterior Walls:	R-21 Fiberglass Batts
Flat Blowable Ceilings:	R-38 Mineral Wool or Fiberglass
Vaulted & Unblowable Ceilings:	R-30 Fiberglass Batts
Floors Over Unheated Areas:	R-30 Fiberglass Batts
Garage:	Warm Walls & Warm Ceilings, per Code
Crawl Space:	6 Mil Poly Vapor Barrier
Pipes:	All Exposed Water Piping in Cold Areas Are Wrapped or Covered With Insulation

Windows All windows are Atrium, or equal, dual glazed insulated with white frames. All windows at the front elevation shall have grids, per plan. Window screens for all opening windows are included. Additional grids, etched or leaded glass, can be provided at an additional expense to *Buyer*.

Doors

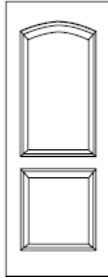
Entry Single 3'-0" x 8'-0" CODEL Rustic Collection textured, deep wood graining, arched, 2-panel plank fiberglass door #RUSS2P. A single 12" full height, smooth fiberglass, clear glass, or equal, sidelite per plan by *Builder's* choice. NOTE: The *Tuscany & Carrara* (not including lot 14) plans have (2) ea 12" sidelites. Bronze threshold.



Tuscany & Carrara Plans ONLY

Nook Door White vinyl sliding glass door

Interior Painted 6'8" 2-panel raised-panel hollow core doors, or equal, with painted jambs and casings. Closet doors shall be raised panel smooth hollow core bi-fold 2-panel or by-pass 2-panel, as noted on plans.



Garage to House Solid-core 2-panel door, painted on both sides, with bomber hinge

Garage Door(s) Northwest Door #500 Classic Carriage style embossed wood grain, partially insulated, steel 16x8 garage door with *Stockton* glass, decorative hinges and handles. Garage door openers can be provided at an additional expense to *Buyer*.



Fireplace

Family Room 36" Heatilator *Novus* #ND36301 with black finish, or equal, gas direct vent fireplace. A tile surround at face of fireplace, no hearth, per the Builder's allowance of \$225. Painted wood mantle to match millwork, 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 20 AMP garage circuit. Switches shall be standard toggle style. *All switches, outlets and plates shall be "ivory" colored.*

TV/Video One telephone jack and one television outlet will be installed in – all bedrooms, kitchen, den (per plan), family room and bonus room (per plan). Telephone wiring shall be Category 5. Additional telephone jacks and television outlets can be provided at an additional expense to *Buyer*.

PROJECT UPGRADE: *The family room to receive a second television outlet above the family room fireplace.*

Structured Wiring A tube to allow for future additions to video, telephone and a computer network will be installed between the crawler & attic. An additional phone line is provided for future digital subscriber line service.

Exhaust Fan Quiet series bathroom exhaust fan to be located in the Master Bathroom, near the shower.

Exterior Lights 2 Wall mounted lights, on a photo cell, to be mounted on the front of the garage.

Exterior Outlets 2 Waterproof exterior outlets are provided – one on front of house at entry and one on back of house at nook.

Garage Door Openers Each garage door shall be prewired for an opener. Garage door opener/s can be provided at an additional cost to *Buyer*.

Lighting Light fixtures and can light trims are per the Builder's pre-selected package or allowance of \$800 at Contractor's choice of Lighting Supplier. Any overages are paid by the *Buyer* directly to Lighting Contractor. NOTE: All secondary bedrooms receive a flush mounted ceiling light fixture. A hanging fixture to be installed in the entry and dining room, per plan.

Plumbing

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

Kitchen	Sink	STERLING #11402-4 <i>Southaven</i> 8" deep with <i>SilentShield</i> TM (Stainless Steel).
	Faucet	MOEN #67315C <i>Integra</i> single control faucet with side spray (Chrome)
	Disposal	WHIRLAWAY 1/3 horsepower with cord
	Ice Maker	Specialty PVC box and shutoff valve, excludes hook-up
Powder Room	Sink	KOHLER #K-2286-4 <i>Devonshire</i> pedestal sink (White)
	Faucet	PRICE PFISTER #48-CBOC <i>Avalon</i> 4" centerset faucet w/lever handles (Chrome)
	Toilet	GERBER #21-512 <i>Viper</i> Elongated toilet (White)
	Toilet Seat	BEMIS #1500 Elongated toilet seat (White)
	Shower (per plan)	MAAX #36"x36" shower stall (white) with simulated tile, per plan.
	Shower Valve	PRICE PFISTER #OX8-310A, R89-7CBC shower faucet w/lever handles (Chrome)
Master Bathroom	Sink	(2) GERBER #12-838 <i>Maxwell</i> 21x17 oval china (White)
	Faucet	(2) PRICE PFISTER #49-CBOC <i>Avalon</i> 8" widespread w/lever handles (Chrome)
	Tub	KOHLER #1184-RA <i>Devonshire</i> 60"x32" bath with integral apron & tile flange (white), with 1 row of 13"x13" TIERRA SOL <i>Urban Series</i> color body porcelain tile cut in half and topped with matching 3"x13" single bullnose tile, <i>or equal</i> , backsplash.
	Tub Faucet	PRICE PFISTER #R89-8CBC <i>Avalon</i> faucet w/lever handles (Chrome)
	Tub (<i>Tuscany & Carrara Plans Only</i>)	STERLING #71131100 <i>Ensemble Series 7113</i> 60"x60" corner bath with integral apron & tile flange (white), with 1 row of 13"x13" TIERRA SOL <i>Urban Series</i> color body porcelain tile cut in half and topped with matching 3"x13" single bullnose tile, <i>or equal</i> , backsplash.
	Tub Faucet (<i>Tuscany & Carrara Plans Only</i>)	PRICE PFISTER #RT6-CBXC_HHL-CBLC <i>Avalon Roman</i> Tub Faucet w/lever handles (Chrome)
	Shower	MAAX #SST 3648 (48"W x 36"D x 75"H) shower stall with integral seat, soap shelves, acrylic grab bar and 4" smooth simulated tile finish (white), <i>or equal</i> .
	Shower Valve	PRICE PFISTER #R89-7CBC shower faucet w/lever handles (Chrome)
	Toilet	GERBER #21-512 <i>Viper</i> Elongated toilet (White)
	Toilet Seat	BEMIS #1500 Elongated toilet seat (White)
Hall/Jack & Jill Baths	Sink	(2) STERLING #442004 <i>Sanibel</i> 20x17 oval china (White)

Faucet	(2) PRICE PFISTER #48-CBOC <i>Avalon</i> 4" centerset faucet w/lever handles (Chrome)
Tub/Shower	MAAX #TST 60 EA (60"W x 34"D X 77"H) Fiberglass tub/shower combo unit with simulated tile (white), or equal
Faucet	PRICE PFISTER 89-8CBC <i>Avalon</i> faucet w/lever handles (Chrome)
Toilet	KOHLER #K-3423 <i>Wellworth</i> Round toilet (White)
Toilet Seat	KOHLER #K-4716-T <i>Triko</i> Round toilet seat (White)

Miscellaneous	Laundry Room	PVC recessed valve box
	Other	Pressure reducing valve on main water supply into house
	Hose Bibs	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> .
	Water Supply	CPVC
	Waste Piping	ABS Plastic

Heating & Ventilation

Furnace	Plans under 3000sf: RHEEM 50,000 BTU gas furnace, or equal.
Thermostat	Honeywell digital 5-day programmable, or equal
Hot Water Tank	Bradford White 40-gallon gas tank, or equal. <i>Builder</i> makes no guarantee that the tank will meet the needs of the household.
Gas Piping	Furnace, HWT, Fireplace, and Kitchen range/cooktop
Feature	Sleeve box installed for future electronic air cleaner Dryer vent connection box at laundry room, painted wall color

Drywall

Texture	The walls and ceilings shall be textured with a light dash texture. Drywall corners throughout shall have square metal corners. The garage shall be fire taped per code. Windows 4' above the floor, and higher, shall be wrapped on four sides with drywall.
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Cabinets

Style / Color	Stained cabinets throughout the home shall be alder in the recessed panel door style "Concord" by Pacific Crest Industries in the <i>Amero Series</i> , or equal. Two compartment pullout recycling center included, near Kitchen sink in plans over 2100 sf. Cabinet stain colors are: sable or ginger. All cabinets shall have "almond" melamine interiors and concealed European style hinges. Brushed chrome oval knobs included on all opening drawers and doors. Cabinet door glass, shelves, and other styles of knobs & pulls can be provided at an <u>additional expense</u> to <i>Buyer</i> . * <i>Bidders please see attached Materials Detail List "Cabinets"</i> .
Features	The 36" upper cabinets in the kitchen shall be trimmed with 2 1/4" crown molding to match cabinet style, and base cabinets to be trimmed with matching base molding.

Paint & Wallpaper

All paint shall be Sherwin Williams, or equal. All colors are to come from the Rudd Development Co. pre-approved color selections.

Interior	Walls and ceilings	One coat of flat latex in a neutral/off white color, per approved <i>Builder</i> selections
	Millwork	All millwork is semi-gloss enameled paint grade trims with matching enameled 2-panel doors Stair handrail to be enameled hemlock
Exterior	Main House Body	One coat of latex paint
	Entry Soffit	Clear Coat
	Hardiboard Soffit	One coat of <i>Main House Body</i> latex paint
	Window Trim & Fascia	One coat of flat oil paint in a pre-approved accent color
	Columns/Corbels/Trellis (<i>per plan</i>)	Same as <i>Window Trim & Fascia</i>
	Gutters	Painted <i>Window Trim & Fascia</i> , unless both are white
	Corner Boards	One coat of adjacent body or shingle color in satin latex paint
	Front Door	Satin latex in a third coordinating color
	Shingles	One coat of ¼ strength semi-transparent penetrating stain in the body color or other complimentary color (<i>per plan</i>)
	Garage Interior	NA-Unfinished
	Garage Door	One coat of the trim color
Shutters (<i>per plan</i>)	One coat of satin latex paint, color per Rudd Development Co. Designer's selection	

*Bidders please see attached Materials Detail List "Paint".

Wallpaper Available at an additional expense to Buyer

Millwork Schedule


Room	Finish	Base	Casing	Crown	Windows	Chair rail	Wainscot	Fireplace
Entry	Paint	3 ½"	2 ½"	No	Sill & Apron	No	No	No
Living	Paint	3 ½"	2 ½"	No	Sill & Apron	No	No	No
Dining	Paint	3 ½"	2 ½"	No	Sill & Apron	No	No	No
Powder	Paint	3 ½"	2 ½"	No	Sill & Apron	No	No	No
Den/Study	Paint	3 ½"	2 ½"	No	Sill & Apron	No	No	No
Lower Hall	Paint	3 ½"	2 ½"	No	Sill & Apron	No	No	No
Laundry	Paint	2 ½"	2 ½"	No	Sill & Apron	No	No	No
Family	Paint	3 ½"	2 ½"	No	Sill & Apron	No	No	Yes
Kitchen/Nook	Paint	3 ½"	2 ½"	2-¼" On Upper Cabinets	Sill & Apron	No	No	No
Stairs	Paint	3 ½"	2 ½"	No	Sill & Apron	No	No	No
Upper Hall	Paint	2 ½"	2 ½"	No	Sill & Apron	No	No	No
Secondary Bedrooms	Paint	2 ½"	2 ½"	No	Sill & Apron	No	No	No
Hall/Secondary Baths	Paint	2 ½"	2 ½"	No	Sill & Apron	No	No	No
Master Bedroom	Paint	2 ½"	2 ½"	No	Sill & Apron	No	No	No
Master Bathroom	Paint	2 ½"	2 ½"	No	Sill & Apron	No	No	No
Bonus Room	Paint	2 ½"	2 ½"	No	Sill & Apron	No	No	No

Base	Painted 1/2" x 3-1/2" flat stock MDF on the main floor and 2 1/2" on the upper floor, <i>base on cabinets comes from the cabinet company.</i>	
Door Casing	Painted 11/16" x 2 1/2" flat stock MDF legs, a 1"x3 1/2" head, topped with a 11/16" x 1 1/2" flat stock cap, or equal, casing installed. <i>See detail sketch.</i>	
Windows – Sill & Apron	Drywall on 3 sides with painted MDF sill and 11/16" x 3 1/2" flat stock apron below. <i>See detail sketch.</i>	<i>See</i>
Stairs	The stairs and landing receive a 42" sheetrock wall with a painted MDF sill and 3 1/2" flat stock apron below wallcap and painted 1x10 skirt boards, per plan. <i>See detail sketch.</i>	11/16" x <i>See detail</i>
Plant Shelf (per plan)	Drywall on 3 sides with painted MDF sill and 11/16" x 3 1/2" flat stock apron below, per plan. <i>See detail sketch</i>	<i>See</i>

**Bidders please see attached Materials Detail List "Millwork".*

Appliances

Rudd Development Level 1 GE Appliances, or equal, stainless steel

Range	GE #JGBP25SENS 30" Free-Standing, Self Cleaning, Gas Range
Micro/Hood	GE #JVM1540SMSS <i>Spacemaker</i> ® Over-the-Range Microwave Oven
Dishwasher	GE #GLD4160MSS Tall Tub Dishwasher 
<i>PROJECT UPGRADE IN PLACE OF MICRO/HOOD COMBO</i> <i>* On Plans Over 2100sf (Tuscany, Siena and Florence Plans ONLY)</i>	
Designer Hood	ARIETTA #CHN30 30" Venito Chimney Pyramid, 400CFM, w/LCD Display
Microwave	GE #JEB1860SMSS 1.8 Cu. Ft. Countertop Microwave Oven with 27" Trim Kit

Countertops

Kitchen	20"x20" or 13"x13" porcelain tile with matching single bullnose selfedge, or equal. 3"x13" single bullnose porcelain tile cut in half with a decorator accent tile in between for the backsplash, or equal. All tile per the (3) pre-selected decorator interior packages.
Powder Room	NA, pedestal sink.
Master Bath	13"x13" porcelain tile with matching 3"x12" single bullnose selfedge and backsplash, or equal.
Secondary Bath(s)	Plastic laminate vanity top, selfedge and backsplash, per preselected decorator interior packages.

Floor Coverings

Hardwood	4-1/2" Prefinished Handscraped Oak in <i>Smoke Black</i> , or equal, in the entry, lower hall, and kitchen, per plan. <i>Note: The Kitchen Nook is carpet.</i>
Vinyl	Mannington <i>Benchmark</i> or <i>Aurora</i> , or equal, in the kitchen pantry, utility room, master bathroom, powder room, and secondary bathrooms, per preselected decorator interior packages.
Carpet	MOHAWK <i>Sunset Key</i> , or equal, with 8lb rebound pad, per preselected decorator interior packages.

Mirrors & Shower Doors

Powder Room	Oval decorator mirror above the pedestal sink, per plan.
Master Bath	42" Mirror to span the width of the cabinet. <i>Mirrors are field measured and may vary.</i> Tempered glass shower door with a chrome finish.
Secondary Baths(s)	42" Mirror to span the width of the cabinet. <i>Mirrors are field measured and may vary.</i>

Closet Shelves

Kitchen Pantry	4 Rows of white wire pantry shelving, per plan
Master W.I.C.	One row of white "free slide" wire shelving on each of the two longest walls, with a second row on the shortest wall, per plan
Linen Closets	4 Rows of white wire shelves
Bedroom & Coat Closets	1 Row of white wire shelves
Utility Room	1 Row of white wire shelving over the washer and dryer

Finish Hardware

Entry Door	CitiLoc "Princeton" thumb latch handset, or equal, with single key deadbolt in oil rubbed bronze (black) US10B exterior finish, with an exterior mounted oil rubbed bronze (black) US10B finish kickplate.
Interior Doors	CitiLoc "Arcadia" lever style, or equal, in satin nickel US15 finish <ul style="list-style-type: none">• Privacy lock levers at entry door(s) into master suite• Privacy lock levers at all bathrooms, excluding the master bath water closet• Passage levers at house to garage, secondary bedrooms and all other rooms
Hinges	Satin Nickel US15 hinges throughout
Deadbolts	At entry, in oil rubbed bronze (black) US10B and garage-to-house door, in satin nickel US15
Bath Hardware	TAYMOR "Brentwood" Series or Equal Powder Room <ul style="list-style-type: none">• (1) Polished chrome towel ring & TP holder Master Bedroom <ul style="list-style-type: none">• (1) Polished chrome towel ring per sink• (1) 24" Polished chrome towel bar & TP holder Hall/Secondary Bedrooms <ul style="list-style-type: none">• (1) Polished chrome towel ring• (1) 24" Polished chrome towel bar & TP holder

**Bidders please see attached Materials Detail List "Finish Hardware".*

Rudd Development Company, Inc.
Plat Specifications Addendum
Revised & Approved 10/16/2008

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'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.

Said changes shall be itemized in writing and attached hereto as an Addendum. Said changes shall be paid cash in advance non-refundable direct to *Seller*, by *Buyer*, and added to the purchase price and credited as a partial down payment at closing.

THE UNDERSIGNED HEREBY APPROVE THESE SPECIFICATIONS DATED THIS

_____ day of _____, _____.

Buyer _____

Seller _____
Rudd Development Co.
